APPENDIX 2

UPTOWN WHITTIER SPECIFIC PLAN

Whittier, California

Approved: November 18, 2008
Amended: June 24, 2014

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For the City of Whittier, California

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Planning Commission recommendation to City Council: July 24, 2008

Date of Adoption: November 18, 2008

City Council Resolution: No. 8165

TABLE OF CONTENTS AND EXECUTIVE SUMMARY

Uptown is the historic retail core of the City of Whittier. The Uptown Specific Plan area covers approximately 185 acres and 35 city blocks, with each block measuring about 300 feet by 600 feet. The Specific Plan is based on two fundamental sets of principles. One is an in-depth understanding of the area derived from photographic documentation, analytical diagrams, economic and demographic analysis, public outreach and stakeholder interviews, study sessions with city staff and elected officials, and a week-long public design charrette. The second set of principles is for healthy and livable town center design, including pedestrian orientation, mix of land uses, infill development, interconnected street system, quality of public realm, distinct character, housing choice, and smart transportation and parking.

The illustrative plan visualizes the possible build-out scenario of Uptown in 20 years, and integrates the priorities identified in the analytical portion of the planning process. The Plan also leverages Uptown's assets, including numerous historic structures and a highly walkable environment, into six catalytic strategies for its redevelopment into the jewel of Whittier. The strategies are: strengthening existing retail and introducing new national-brand retail, an efficient shared parking system, an increase in housing choice, especially ownership types, transforming churches and their properties into catalysts for affordable housing and mixed use development, economic and social partnerships with Whittier College, and developing a distinct sense of identity through high design standards for development, improved landscaping, and increased sense of safety with the presence of a vibrant resident population.

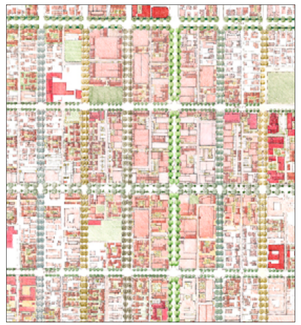
Aerial photograph of Uptown and surrounding neighborhoods

Historic image of Greenleaf and Philadelphia intersection

Presentation on final day of public design charrette

Outdoor eating on a paseo off Greenleaf Avenue

Courtyard housing and park option on Bailey at Comstock



Close-up of illustrative plan of potential 20-year build out of Uptown

The Plan proposes a development strategy driven by private investors and public support. Plan-wide policies of the City of Whittier focus on historic preservation, retail and employment, shared parking, the public realm, affordable housing, civic initiatives, and specific plan-implementation initiatives such as fast-tracking desirable development and recruiting and/or training city planning staff in design expertise. Private sector development will be driven by residential, retail, and commercial market demand, and by the attraction of public improvements, streamlined entitlement processes, and Uptown's unique and desirable character within the southern California region.

The form-based code regulates development over time to produce a town center of high design quality based on historic character, a desirable public realm, and zones of varying development intensities, ranging from the Uptown Core zone to the Uptown Edge zone. A wide range of building types—from single family dwellings to mixed-use and commercial buildings—populate each zone according to existing geographies and desired urban forms. The Code is lavishly illustrated with examples of plans, axonometric drawings, and photographs in order to serve as a proactive guide to high standards for future development.

A sample of the extensive set of analytical diagrams utilized to understand the Uptown area includes local context, reverse figure-field, topography, civic, institutional, and places of worship, districts and boundaries, churches and church-owned properties, parking network, and town comparisons. The analytical diagrams constituted the vital first step of documenting, analyzing, and identifying priorities for the Uptown Whittier Specific Plan area.

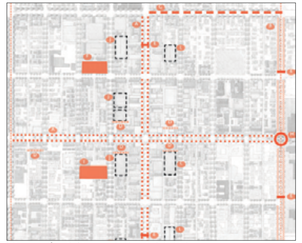
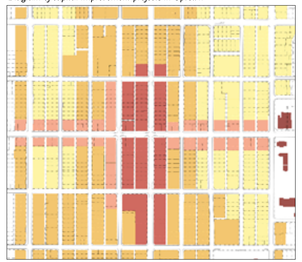


Diagram of capital improvement projects in Uptown

Example of street which requires minor modifications: Greenleaf Avenue



Regulating plan and development zones

Example of building type which is appropriate for Uptown

Existing figure-field diagram

Existing parking lots diagram

Existing civic and open spaces

Existing topography diagram

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LIST OF ORDINANCES/RESOLUTIONS AMENDING THE UPTOWN WHITTIER SPECIFIC PLAN

Ordinance/Resolution Number	Date of Adoption	Effective Date	Changes
Resolution No. 8631	6-24-14	6-24-14	Amendment to Table 4-1 Allowed Land Uses and Permit Requirements for the Uptown Zones

Uptown is the historic retail core of the city of Whittier. The Uptown Specific Plan area is bound by the northern edge of the north side of Hadley Street to the north, Painter Avenue to the east, Penn Street to the south, and Pickering Avenue to the west. The area covers approximately 185 acres and 35 city blocks, each block measuring about 300 feet by 600 feet.

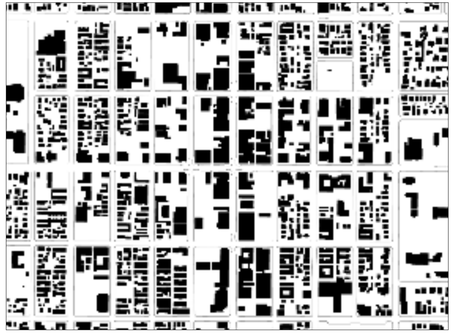
1.1.1 Purpose

Uptown has the potential of becoming the jewel of Whittier: a source of pride for its citizens, a sense of identity from its historic roots, and a place of great character and attraction due to its unique urban form and diversity of activities. Uptown possesses a number of valuable assets. First, it is highly walkable due to its compact size, mix of land uses, and relatively small scale of its buildings and streets. Second, its filled with numerous locally-owned stores, restaurants and services. Third, it contains or is in close proximity to many churches and civic institutions which serve as anchors of the community. And fourth, Uptown is known for a number of historic buildings and houses which have been restored and are in active use. The goal of the Uptown Whittier Specific Plan is to leverage these assets, and shape the area into a destination and urban experience. In order to achieve this goal, the Specific Plan is guided by a number of principles for designing town centers, which stand in contrast to sprawl development.

1.1.2 Conventional Sprawl Development

Sprawl development is characterized by homogeneous, single-use zones, with the housing tract, shopping center and the business park as its basic elements. These segregated use-areas are connected by a discontinuous system of wide thoroughfares designed for the rapid movement of cars. Within such a homogeneous urban structure, dull and repetitive buildings are typically designed without any particular obligation to define a realm of public space. The vast majority of such places designed since the 1940s are architecturally undistinguished and urbanistically destructive, as they eliminate the local, historic landscape while generating a generic and inferior fabric of buildings.

This kind of bleak development pattern can be observed all over California. The walled tracts, the excessively wide streets, McMansions, ugly strip retail development, the absence of sidewalks on streets, cul de sacs, three-car garage houses with invisible front doors, are all symptoms of the dominance of sprawl thinking in contemporary development practice. It is time to reverse both the physical patterns and the social and economic consequences of sprawl by returning to a pattern of community development based on the traditional American ideas of the neighborhood, the district and the corridor.



Left: The post World War II automobile-oriented environment of large highways and long commutes has led to fragmented and generic patterns of urban development. Due to these patterns, residents have to increasingly rely upon their vehicles and travel often unreasonable distances to live, work, shop and play.

Far left: Retail centers built over the last 50 years are large, inhuman objects surrounded by a sea of surface parking.

Above: An example of the generic automobile-oriented environment, consisting of excessively wide roads and extremely similar houses dominated by large car garages in the front. Such residential developments discourage pedestrian activities and lack spaces for social gathering.

Left: Historic retail centers, such as Uptown, are pedestrian-friendly due to their compact size and dense fabric.

1.1.3 Principles of Uptown Whittier Specific Plan

New Urbanism promotes the creation and restoration of diverse, walkable, compact, vibrant, mixed-use communities composed of the same program components as conventional development, but assembled in a more integrated fashion, in the form of complete communities. These contain housing, work places, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance of each other. New Urbanism is the revival of our lost art of place-making, and is essentially a re-ordering of the built environment into the form of complete cities, towns, villages, and neighborhoods—the way communities have been built for centuries in our country.

A. Principles of Town Center Design

1. Pedestrian Orientation

Compact size, human scale and multiple destinations within close proximity: Most daily uses should be with a 5 minute walk from home and work. Development that adheres to this principle will: locate buildings to define street edges and corners, enliven street frontages to enhance the pedestrian experience, and create memorable places for people.

2. Mix of Land Uses

Synergistic relationships between a variety of destinations and activities: Such diversity uses land efficiently, provides for neighborhood convenience and contributes to unique urban experiences. Development that adheres to this principle encourages a compatible mix of uses at the town center scale, and identifies opportunities for shared uses. This yields a mix of stores, offices, apartments, houses, and civic institutions within the area.

3. Infill Development

Effective use of existing land and infrastructure: Instead of spreading out, development fills in to create higher densities and a more vibrant center. More people within walking distance of many uses enables a more efficient use of services and resources, and creates a more convenient place to live and work.

4. Interconnected Street System

Multiple access points and routes: Places need to be easy to get to and integrated physically and visually with their surroundings. This requires attention to how to get around on foot, by bicycle, public transport and the car. Interconnected streets also help disperse traffic rather than concentrating it only on a few major arteries.

5. Quality of the Public Realm

An appealing place with attractive and successful outdoor areas: A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Public open space is designed as a series of outdoor rooms and a few special places are treated as civic art. The public realm serves as places of movement, gathering, and celebration.

6. Distinct Character

A place with its own distinct identity: Preservation and renewal of historic buildings, districts, and landscapes affirm the continuity and evolution of urban society. New development should enrich the quality of existing urban places. This means encouraging a distinctive response that arises from and complements its setting, including an emphasis on beauty, comfort, and creating a sense of place.

7. Housing Choice

Housing that fulfills both policy goals and market demand: Within the town center, a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community. A variety of dwelling types—houses, bungalow courts, row houses, live/work units, lofts and apartments—ensure that younger and older people, singles and families, the moderate income and the wealthy may find places to live.

8. Smart Transportation and Parking

Choices and quality in modes of transportation: Streets are more than simply utilitarian channels for the movement of vehicles. They are also places for people with narrow widths and slow speeds, curbside parking, lined with trees, and parking lots and garages in the back. There is also a greater choice of modes of transportation, with an emphasis on the most affordable and least environmentally destructive ones: walking and bicycling, and public transit such as buses and vans.

Left: Uptown already possesses several elements crucial to smart transportation and parking, such as streets with trees, slow speeds, diagonal parking on the two primary retail streets of Greenleaf and Philadelphia, walkable sidewalks, and an interconnected street grid which allows multiple access points for vehicular traffic.

Left: Much of Uptown is pedestrian friendly with multiple civic, institutional and retail destinations with a 5-minute walk. The special paving for crosswalks on Greenleaf and Philadelphia, trees that provide shade and contribute to urban form, and buildings which orient themselves to entrances on the street (rather than to parking at the back) contribute significantly to the area's pedestrian orientation.

1.1.4 Process

A. Study of Previous Plans

In preparation for this Specific Plan, the consultants reviewed and incorporated, as applicable, the following documents:
Uptown Whittier Specific Plan, adopted 1989
Whittier General Plan, adopted 1993
City of Whittier Natural Hazards Mitigation Plan, adopted 2004
Whittier Boulevard Specific Plan, adopted 2005
Whittier Municipal Code, electronic version passed 2006

B. Field Tour: May 15, 2006

The consultant team facilitated a day-long tour of places and projects for stakeholders from Uptown Whittier. The purpose was to compare and contrast the potential of Uptown with these places, and to draw specific lessons about possible strategies to embrace as well as to avoid. The tour included the following places in southern California within driving distance of Whittier:

1. Downtown Fullerton
Downtown Fullerton is a center of culture and home to financial, religious, and government institutions, as well as 70 historic buildings, 2,500 parking spaces, 350,000 square feet of retail, and 275,000 square feet of retail. The regional transportation center serves 350,000 passengers per year.

2. Seven Fountains, West Hollywood
Seven Fountains is the first new building in 75 years in the urban courtyard housing tradition that has a distinguished history in the Los Angeles region. Housing units are organized around private gardens, public courtyards, and live/works spaces in a relatively dense, urban setting.

3. Moule & Polyzoides Architects and Urbanists office, Pasadena
A visit to the lead consultants' office including a presentation on the "Architecture of Density", and a discussion on housing types, density ranges, and architectural form.

4. Old Pasadena
Currently a thriving area, Old Pasadena was a depressed neighborhood 20 years ago. The turnaround was due to a combination of factors: a comprehensive, revenue-generating parking strategy, major investment in national-level retail, restoration and renovation of historic structures, and financing mechanisms for the operation and maintenance of the area.

5. Mission Meridian, South Pasadena
Sixty-seven condominiums, 5,000 square feet of retail space, and a bicycle storage facility are designed next to the Gold Line light rail station. Buildings of various types are arranged on the 1.65-acre site, including courtyard housing, single-family houses, duplexes, and mixed-use lofts.

The stakeholder interviews and public outreach meetings consisted of dialogue between the consultant team and citizens of Whittier. The discussions, mostly conducted in the Historic Train Depot, above, focused on documentation and analysis of Uptown, explaining the planning approach, and soliciting citizen concerns and desires with regard to the future of the Specific Plan area.

The Pre-Charrette Study Session was held in the presence of a packed audience in the City Council Chamber, above, of City Hall next to Uptown Whittier. After presenting findings from the field tour and public outreach, and principles for town center design, the consultant team answered questions and provided explanations about the strategy for the Specific Plan.

The consultant team was led by the City of Whittier's Director of Community Development on a walking tour of Uptown on the first day of the charrette.

The multidisciplinary team integrated multiple issues and concerns about Uptown into hand-drawn and computer-generated drawings, policy recommendations, and implementation strategies at the charrette.

An essential component of the charrette is the discussion between different experts such as those in landscape architecture, transportation engineering, architecture and urban planning which leads to an integrated approach in the Specific Plan.

C. Public Outreach: May 2006

The lead consultants, in collaboration with City of Whittier planning staff, conducted meetings with 112 individuals representing 34 stakeholders. The purpose was three-fold: to explain the planning process for Uptown Whittier, to solicit concerns, desires, and questions about major issues, and to initiate a longer dialogue between the planning team and the stakeholders. Representatives from the following stakeholder groups participated in the public outreach meetings.

Citizens of Whittier
Whittier City Council
City of Whittier Heads of Departments
- Assistant City Manager
- Community Development Director
- Community Services Manager
- Library Director
- Parks Director
- Police Chief
- Public Works Director

Whittier Planning Commission
Whittier Design Review Board
Whittier Historic Resources Commission
Whittier Parking and Transportation Commission
Boys and Girls Club of Whittier
Developers, Property Owners and Brokers
First Christian Church
First Day
Presbyterian Intercommunity Hospital
Skills Foundation
St. Matthias Episcopal Church
Whittier Chamber of Commerce
Whittier City School District
Whittier Coalition
Whittier College
Whittier Conservancy
Whittier High School
Whittier High School Alumni Association
Whittier Historic Neighborhood Association
Whittier Union High School District
Whittier Uptown Association
YMCA of Greater Whittier

A number of critical issues emerged from the public outreach meetings and stakeholder interviews:
- Recognizing the assets of Uptown, and building upon the architectural traditions of Whittier
- A perceived lack of safety in Uptown, and enhancing the appearance of the public realm
- The crucial economic and symbolic role of the historic retail core of Whittier, while introducing a greater range of retail choices
- Inadequate public amenities, and improving utilities and street infrastructure
- A continuing demand for residential development, and the need for quality in design
- A concern about youth in the area, and strategies for integrating them into Uptown
- Creating a unique destination and rich urban experience. These issues were presented at the Pre-Charrette Study session for discussion and further input from stakeholders.

D. Pre-Charrette Study Session: May 25, 2006

The session presented findings of the field tour and public outreach, and New Urbanist principles for town center design as applicable to Uptown. The presentations were followed by a public discussion, including a question and answer session

E. Charrette: June 4 – 9, 2006

The consultant team and city staff organized an intense week-long design workshop in the heart of Uptown, at the Crystal Marquis Ballroom, from June 4th through 9th, 2006 to develop an integrated multidisciplinary design strategy for the Uptown Whittier Specific Plan. Participants included a team of architects, urban designers, planners, landscape architects, economists, retail consultants, and transportation engineers, with input from city staff, stakeholder groups, and citizens. The charrette is a forum to work on design together with political consensus in a short, focused manner rather than in a more drawn-out process that takes several months or more. Most crucially, the charrette served as a public format for discussion and debate about planning issues and strategies, and as a transparent decision making process.

Each day was a 12 – 14 hour work session devoted largely to drawing the plan by hand and on computers, creating a three-dimensional computer model of Uptown, testing ideas and strategies, and multidisciplinary collaboration on designing a Specific Plan. Highlights of each workday are noted below:

Sunday, June 4th:
- Set-up of charrette space, including furniture, computers, equipment, and posters displaying site analyses and major issues
- Walking tour of Uptown for consultant team
- Dinner and discussion with consultant team at local restaurant

Monday, June 5th:
- Introductions and consultant briefing with city staff
- Lunch time presentation and discussion: Retail Development

Tuesday, June 6th:
- Morning briefing with city staff
- Lunch time public presentation: Parking and Transportation
- Evening progress review: Retail strategies, historic preservation

Wednesday, June 7th:
- Morning briefing with city staff
- Lunch time public presentation: Zoning and Form-Based Codes
- Evening progress review

Thursday, June 8th:
- Morning briefing with city staff
- Lunch time presentation discussion: Finance and Implementation
- Evening progress review: Rough draft of Specific Plan proposals

Friday, June 9th:
- Morning briefing with city staff
- Afternoon open house: Public presentation and discussion of Specific Plan draft

Right: Lunch time presentations and discussions, such as this one on form-based codes, enabled city staff, leadership, and citizens to learn about different aspects of the Plan, such as retail, transportation, historic preservation, and finance and implementation.

Right: The final presentation was held in the same location as the rest of the charrette, the Crystal Marquis Ballroom, located in the heart of Uptown. The format of the presentation was an open house; that is, an overview presentation open to all, followed by question-and-answer sessions in small groups focused around specific issues and concerns. The products of the charrette were displayed on large boards for stakeholders and citizens to examine.

For decades, the City of Whittier has acknowledged and protected its historic resources, preserving the history written in the built environment. A detailed analysis of Uptown, along with the community charrette, reinforces this commitment to identify and reuse the City's historic assets and highlights the need for a planning strategy based on historic preservation, adaptive reuse, and compatible infill that respects the scale and architectural quality of the existing fabric.

Historic Uptown, characterized by residential districts clustered around a central commercial core, enjoys the pedestrian scale, intermixing of uses, and spatial connectivity that has come to be highly valued as an alternative to automobile-oriented sprawl. This historic pattern is as important to Uptown's special character as its individual resources or architectural features. Preserving and reinforcing the historic character and pedestrian nature of Uptown is fundamental to the success of its transformation.

Successful urban districts often generate appeal by seriously leveraging their historic resources, enabling new development to occur within a solid and recognizable framework. The historic pattern sets the foundation for compatible future development, blending new infill and historic rehabilitation. This requires clear and articulate guidance, as well as adherence to the Secretary of the Interior's standards for rehabilitation. These standards advocate that related new construction respect historic buildings and their character-defining features with compatibility in massing, size, scale and architectural detail. The goal is to protect the essential form and integrity of historic buildings and their environment while allowing for well-designed new development.

Title 18 'Zoning', Division IV 'Historic Resources' of the City of Whittier Municipal Code governs the preservation of historic resources. Chapter 18.84 'Historic Resources' specifies designation of historic landmarks and districts, certificate of appropriateness—economic hardship, Mills Act agreement, maintenance and demolition, and historic preservation. Chapter 18.87 and Chapter 18.88 describe the standards of the two historic districts within the Uptown Whittier Specific Plan area, the Hadley/Greenleaf Historic District, and the Central Park Historic District.

The Specific Plan recognizes that Whittier's considerable historic assets are a vital part of the future growth of Uptown by seeking to:

- Identify and evaluate historic assets to be consistent with definitions under California Environmental Quality Act (CEQA), existing surveys, and with Whittier's landmarks and district ordinances.
- Identify existing and potential districts which gives Uptown its historic and cultural character
- Adaptively reuse existing buildings
- Use existing buildings as catalysts for future development
- Plan for infill with appropriate size, scale, massing and design compatible with historic structures
- Use the existing historic built form to influence new buildings
- Use existing historic land use patterns to inform future decisions (e.g. civic, institutional, residential, and commercial)

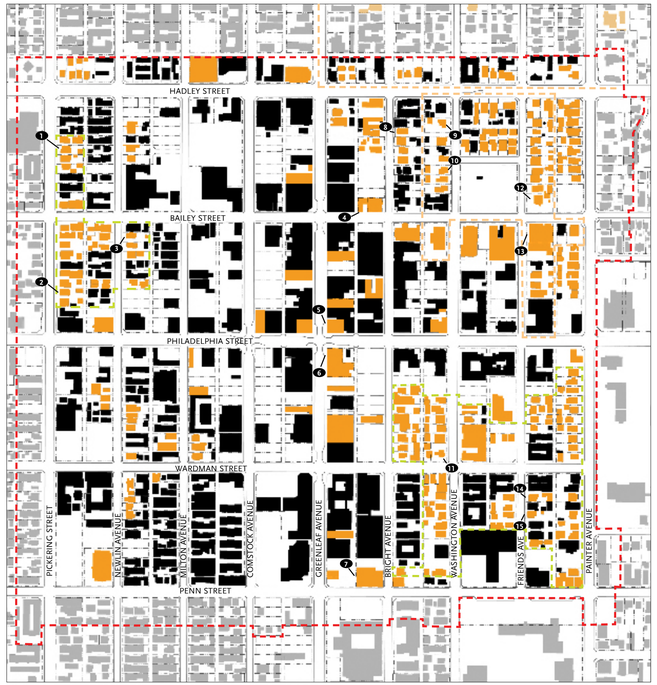
The three dimensional models and accompanying photographs on the following page illustrate the immense possibilities of using historic resources to guide a possible 20-year build out of Uptown.

Key

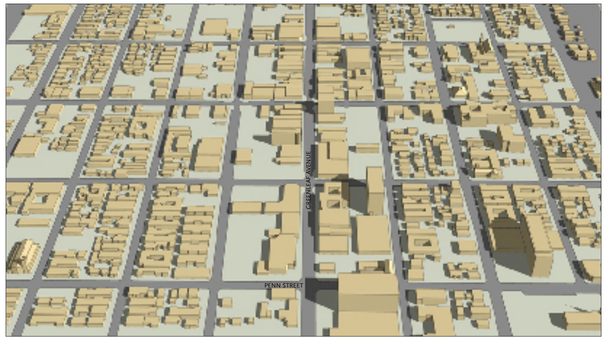
- Uptown Specific Plan Area Boundary
- Existing Historic District
- Proposed Historic District
- Historic Asset

Examples of Historic Architectural Styles

1. 6526 Pickering Avenue
2. 6736 Pickering Avenue
3. 6706 Newlin Avenue
4. Monterey Building
5. Bank Building
6. Bank of America (National Bank of Whittier)
7. Standard Oil Building
8. 6516 Bright Avenue
9. 6513 Washington Avenue
10. Charles House
11. 7055 Washington Avenue
12. 6554 Friends Avenue
13. Whittier Women's Club
14. 7212 Friends Avenue
15. 7222 Friends Avenue



Uptown has a wealth of historic properties, which are the communities major character defining features. These historic assets serve as the starting point for the design of the specific Plan.



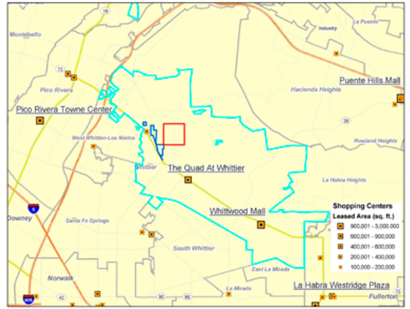
Left: This computer model of Uptown looking north highlights opportunities for historically compatible infill. Strategic projects on a vacant lot, surface parking lots, and city owned property will act as a catalysts for future infill development.

Above: This aerial from 1925 illustrates Uptown Whittier near the peak of its historic development. The scale, placement and proportion of many properties within the core remain unchanged. This authentic pre-WWII pattern is remarkably rare in southern California and is a distinguishing characteristic of Whittier.

Left: The same view as above, with infill build-out indicated in the lighter colored buildings. The most intensive zone of development in terms of scale of buildings occurs along Greenleaf Avenue where the upper limits of the urban form are dictated by two historic buildings: the Beaux-Arts style former First National Bank and Bank of America building (1928), which is on the local official register of historic resources, and the Spanish Colonial Revival style Hoover Hotel (1929), whose 2001 renovation received several awards.

Philadelphia Street looking east in the 1930s.

Above: Philadelphia Street has historically been one of the major streets of Uptown, and the intersection with Greenleaf Avenue--marked by the former First National Bank and Bank of America building--has long been considered the heart of Uptown. The Specific Plan respects the historic nature of this pattern by concentrating the retail core around this intersection and specifying the highest intensity development along Philadelphia and Greenleaf.



Household Growth Projected by SCAG

	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	Total
San Gabriel Valley Cities	33,825	34,870	35,340	34,901	34,673	173,609
Gateway Cities	17,478	21,939	22,357	22,116	22,066	105,956
Total	51,303	56,809	57,697	57,017	56,739	279,565
Whittier	728	725	740	736	738	3,667
Whittier's Projected Growth Share	1.4%	1.3%	1.3%	1.3%	1.3%	
Whittier's 2005 Share of above =	2.5%					

Potential Capture in Whittier

Potential 5 Year Capture		2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	Total
Projected by SCAG	Low	728	725	740	736	738	3,667
Maintain Current Share	Moderate	1,281	1,418	1,440	1,423	1,416	6,979
Aggressive (3%)	High	1,539	1,704	1,731	1,711	1,702	8,387

Potential Capture in Uptown

Average Annual Capture		2005-2010	2010-2015	2015-2020	2020-2025	2025-2030	Total
Current Share (6%)	Low	44	44	44	44	44	220
Average	Moderate	137	150	152	150	150	739
Aggressive (15%)	High	231	256	260	257	255	1,258

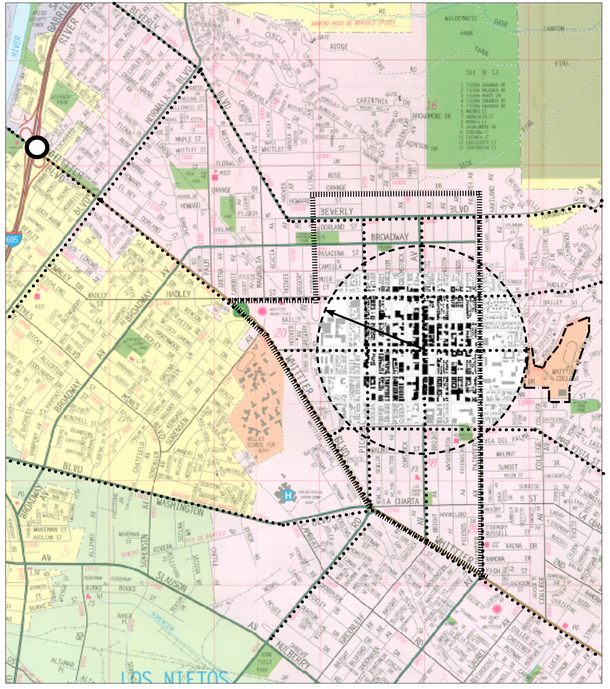
Above: The table of projected regional growth estimated by the Southern California Association of Governments (SCAG). The calculations indicate that over the next 25 years, Uptown Whittier could very well capture over 1,200 new households as potential residents with an aggressive trajectory–such as the one embodied in this Specific Plan–and one which is reflected in a strong regional demand for housing. Uptown's potential for capturing this regional housing demand is particularly significant due to an increasing number of households who are rediscovering the benefits of a town center lifestyle.

Left, top: A regional map of the retail centers surrounding Uptown Whittier, shown in red in the center. Uptown's comparative advantage is two-fold: an authentic 100-year old history, and a unique urban experience. Uptown's many historic buildings, some of which have been restored and renovated, lends a genuine character to its fabric. Similarly, Uptown constitutes an attractive urban experience thanks to its compact size, walkable systems of blocks and streets, and relatively dense fabric–all of which is being rediscovered by consumers weary of generic, automobile-oriented retail centers. At present, the retail in Uptown is vastly under-performing, but has the potential to improve with the introduction of national brand anchor retail, strengthening of existing local retail, and public improvements.

Right: As this regional location map indicates, Uptown Whittier possesses both advantages and disadvantages in the context. Among its many advantages is its location in close proximity to the heart of a global metropolitan region, downtown Los Angeles, and its proximity to major regional access points such as interstate highway 605 and Whittier Boulevard. At the same time, Uptown requires a greater visual and physical presence on the arteries, for example, by announcing a 'gateway' off Whittier Boulevard via development which follows Uptown character: historically sensitive, denser than surrounding development, and with an urban orientation that fronts on to the street and creates a pedestrian-friendly environment.

Key

- Freeway Entry Points
- Local Arterials or Connectors
- Original Whittier Township
- Area of Influence
- City of Whittier
- Uptown Whittier Specific Plan Area



1.4 LOCAL CONDITIONS

The Uptown Specific Plan area consists of approximately 185 acres and 35 city blocks in the historic retail core of Whittier. The area encompasses the Central Park Historic District and includes part of the Hadley Greenleaf Historic District. The Central Park Historic District contains 6 properties on the local register of historic places, but Uptown on the whole contains many more historic structures, as the diagram on page 1:5 indicates. Buildings in Uptown range from 1-story single family houses to mid-rise multistory buildings. A number of streets in Uptown are heavily traveled by vehicles, including those running north-south: Pickering, Greenleaf, and Painter, and others running east-west; Hadley, Philadelphia, and Penn.

Retail is concentrated in a 4-block area along Greenleaf Avenue and its intersection with Philadelphia Street, and is surrounded by local services, offices, and smaller retail. The primary retail destinations include a multi-screen cinema and several restaurants. Uptown can also derive greater benefit from the presence of several civic and institutional anchors such as 12 churches, City Hall, Whittier College, Whittier High School, Public Library, Police Station, Post Office, and YMCA.

Uptown faces a number of challenges. There are several vacant properties, an excessive number of surface parking lots for a potentially vibrant town center, an under-performing retail sector, vandalism in the form of graffiti and glass etching, a perception of lack of adequate safety, and poor quality of architecture in recent development. As result of these factors and its under-performing retail sector, Uptown captures only 6% of the City of Whittier's total retail sales.

1.5 RELATIONSHIP TO WHITTIER GENERAL PLAN

The Uptown Specific Plan is consistent with and implements many relevant policies of the Whittier General Plan by facilitating the continuing enhancement of the Uptown core area and adjacent neighborhoods within the plan area. Specific plan recommendations and requirements providing for new mixed-use development and its additional housing resources, an overall pedestrian-orientation, an improved environment for successful retail, and the preservation of historic resources are all consistent with key goals and policies in several General Plan elements.

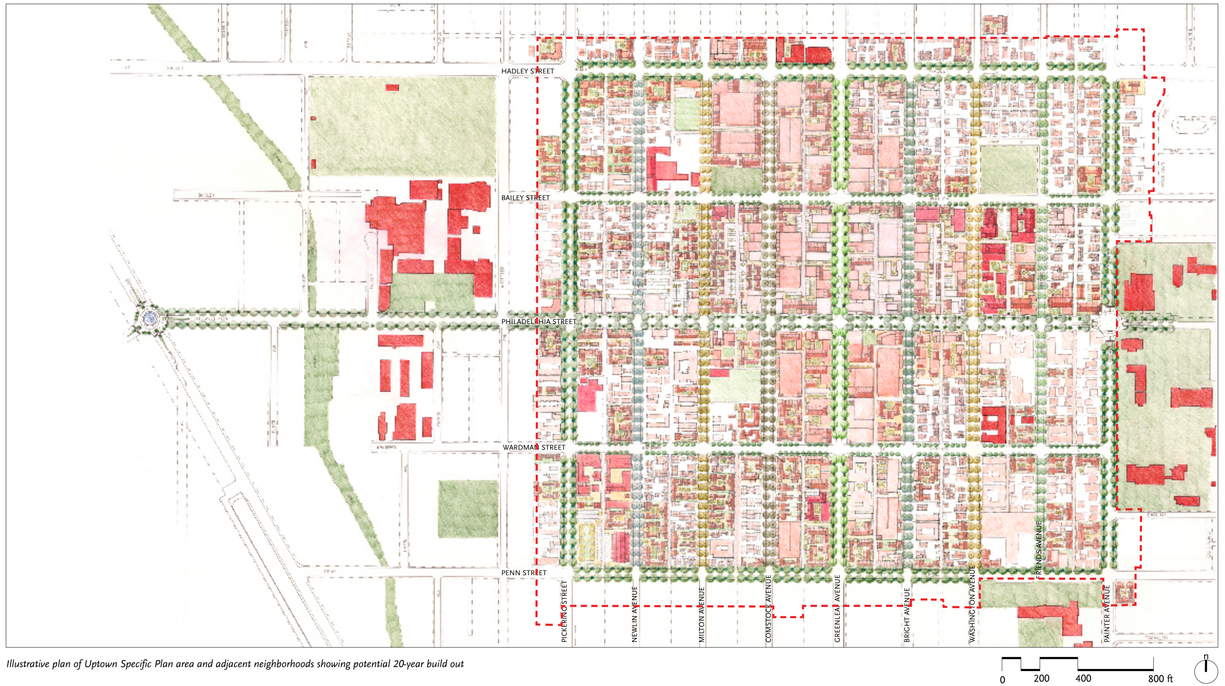
Above: The skyline of Uptown Whittier looking toward the northwest with the Hoover Hotel on the left, shows its eclectic mix of architecture and building types, from single family houses in the foreground to the movie theater in the middle ground and the multistory building in the background.

Below: The diagram of income levels in and around Uptown indicates not only a wide range of disposable incomes but also concentrations of middle to high income neighborhoods that can benefit retail in Uptown.

Above: Among the challenges Uptown faces is a plethora of large–for a town center area–surface parking lots which can either generate greater revenue as Park Once structures, or be redeveloped into mixed-use development such as retail and residential.

Above: Streets such as Greenleaf Avenue are generally pedestrian-friendly but also contain an excessive number of planters which make sidewalks sometimes too narrow, and are also covered with gum and dirt. The excessive size and number of planters tends to diminish the width of the sidewalk in places, and a lack of adequate lighting on the exterior of storefronts contribute to a perception of a lack of safety.

Left: One of the most unique aspects of Uptown is that it has several historic examples of well-designed and well-built single family houses within a traditional retail core. Most of these houses are well restored and contribute to the quality of the public realm through appropriate street frontages and landscape quality.



Illustrative plan of Uptown Specific Plan area and adjacent neighborhoods showing potential 20-year build out

The illustrative version of the Uptown Whittier Specific Plan indicates the possible future of development based on existing conditions and available opportunities. The illustrative plan is a 20-year view of what could be built in Uptown, lot by lot, building by building. This overall vision of the total build out enables a study of the consequences for parking, street layout and traffic flow, retail opportunities, infrastructure requirements, housing choices, and investments in the public realm. The incremental introduction of projects over time will likely change many of the specific details of this illustration, but its fundamental objectives, qualities, and overall character will remain intact. This is because the bedrock of the plan will remain the fundamental principles of great town center design described in detail in Chapter 1:

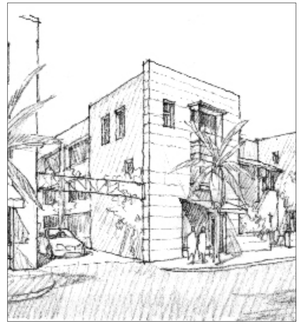
- Pedestrian orientation
- Mix of land uses
- Infill development
- Interconnected street system
- Quality of public realm
- Distinct character
- Housing choice
- Smart transportation and parking

The Specific Plan incorporates these principles into the particular needs and context of Uptown Whittier through six catalytic strategies that will help transform Uptown into the jewel of Whittier:

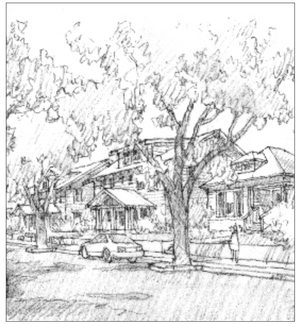
- Retail Development: An urban design and economic development strategy to strengthen local retail and attract national-level retail to Uptown
- Park Once System: An approach to consolidate parking, share it amongst different land uses, and generate revenue for improving and maintaining Uptown
- Housing Development: An aggressive policy-based strategy to attract a wide range of housing types, especially ownership models, that will create the vibrancy of a town center and a customer base for retail in Uptown
- Churches as Catalysts: As property-owners, anchors in the community, and non-profit organizations, churches can leverage their assets to develop affordable housing and mixed-use projects, including community services and facilities in Uptown
- College as Stakeholder: Whittier College can bring to bear its significance as a civic institution with a long history and major presence on the eastern edge of the plan area to create a mutually beneficial economic and social relationship with Uptown
- Sense of Identity: A series of small-scale interventions to mark Uptown as a distinct destination that is memorable to residents and visitors alike

The subsequent sections in this chapter describe these strategies in greater detail.

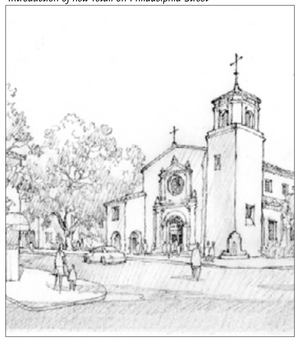
Introduction of new retail on Philadelphia Street



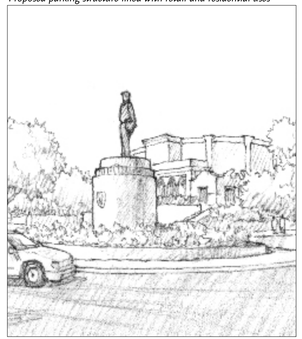
Proposed parking structure lined with retail and residential uses



New courtyard housing integrated into existing residential areas



Church properties converted into campus like settings with housing



Landmark serves as a marker for the college and for Uptown

Mixed use projects interject economic and social vitality

2.1.1 Retail Development

The retail industry has recently discovered that outdoor retail in an urban setting better fits the lifestyle of consumers, often yielding more regular trips and higher sales volumes than standard shopping centers or malls. Retailers are therefore encouraged to facilitate pedestrian storefront shopping. The retail core of town centers is typically located around a pattern of streets accommodating cars and on-street parking. Off-street parking is located in shared, Park-Once lots and/or structures, convenient but compatible to the scale of a Main Street. The retail core typically includes at least one anchor tenant, and a mix of national and local vendors to broaden its appeal and success over the long-term while capturing vehicle trips that would otherwise generate more vehicle miles. What makes this type of retail appealing to consumers is that it is part of an overall pedestrian-friendly, lively urban experience.

In this regard, Uptown is a rare asset with its historic urban fabric, human scale buildings, and tree-lined streets. Furthermore, retail cores with the historic and pedestrian-friendly character of Uptown are scarce—which is one of the reasons why retail developers are trying desperately to recreate these qualities in newer centers such as Victoria Gardens in Rancho Cucamonga or The Grove in Los Angeles. Another characteristic which makes retail attractive in Uptown is the availability of relatively large lots of land and buildings within a historic core. The introduction of new residential and office development and new residents and workers in Uptown will strengthen existing businesses and attract new businesses—especially national chains—to fill up vacant storefronts, including responding to market demand for a new boutique grocery store and a new bookstore to serve both Whittier College and the Uptown area. In addition, existing small businesses--especially independent retailers--will benefit from practicing more competitive management practices. The retail core will focus on Greenleaf Avenue and the area around its intersection with Philadelphia Street, within the proposed Uptown Core (U-CO) zone.

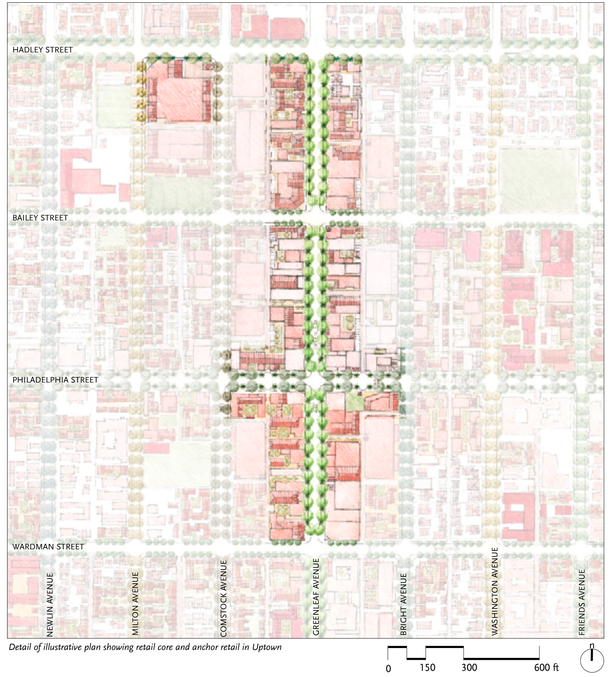
A retail analysis found that Uptown has pent-up market demand to attract another 40,000 to 50,000 square feet of retail and restaurant development by the year 2011. During the public outreach process for this Plan, many residents, workers, and visitors indicated that they would increase spending in the area if the quantity and mix of retail were to be expanded. The potential trade area has a reach of about 5 miles to the east, south, and west, and includes around 70,000 households. The Whittier market has sales leakage of apparel, art, books, cinema, electronics, garden home furnishings, jewelry, restaurants, and sporting goods.

If current conditions are allowed to continue, Uptown could face a downturn due to a number of factors. Older shopping centers will continue to redevelop to attract more popular retailers that may saturate the market. Whittier Boulevard has several vacant or under-utilized properties that could accommodate major new retail development. The greater Whittier market is also large enough to appeal to a major new multi-screen cinema complex, and should this new complex locate close to Uptown, it is likely to have a profoundly negative effect not only on Uptown's existing cinema, but also its restaurants.

In light of these conditions, recommended initiatives for strengthening existing local retail and attracting national retail include:

- Urgent improvements: Re-paint storefronts and street furniture, wash store windows and sidewalks, and create more consistent, predictable and longer store hours
- Short term improvements: Upgrade streets, sidewalks, and storefronts, install electronic payment machines for parking in core retail area, establish a signage program directing visitors to and within Uptown, improve landscaping, and establish better street lighting as well as leaving lights on the exteriors of stores
- Long term improvements: Establish a business recruitment and retention program, and introduce more residential development to increase the customer base for retail

Key plan highlighting core retail area around Greenleaf and anchor retail off Hadley.



Detail of illustrative plan showing retail core and anchor retail in Uptown

Example of awnings that provide shade and signage for retail on Greenleaf

Example of elegant and well-designed retail frontage on Greenleaf Avenue

A. Immediate Term Retail Improvements: 1 month - 1 year

- Clean graffiti, and repaint all public signs, planter fences, utility boxes, light poles, etc. to freshen their appearance
- Coordinate a program to repaint the first level store fronts of all Uptown retailers in the core four block area
- Coordinate program for greater consistency in store hours.
- Wash all storefront windows
- Coordinate a program for all Uptown businesses to turn their storefront window lights on until 10:00 pm every night
- Begin strict enforcement of on-street parking regulations, especially the short-term parking zones
- Remove all damaged Uptown gateway signs
- Power wash all Uptown sidewalks and alleys on a weekly basis, and work with appropriate environmental agencies

B. Short Term Retail Improvements: 1 - 5 years

- Install way-finding signage system to direct vehicular traffic into the Uptown area and Park Once structures from surrounding region including Whittier Boulevard and the interstate highways
- Implement storefront improvement program to assist existing small business and property owners to upgrade building facades and signage
- Implement Park Once strategy with regular parking enforcement, new parking payment machines in the retail core, and the introduction of new Park Once structures
- Expand public safety patrols in Uptown
- Entice national-level bookstore along Philadelphia, a few blocks west of the College
- Begin strict enforcement of existing regulations on permitted business types
- Establish regulations to permit outdoor seating areas for cafes and restaurants, in conjunction with remove or modify existing planters as necessary to enhance pedestrian walkability
- Encourage integration of artists throughout Uptown via live/work housing, art galleries, and public art programs
- Offer a business merchandising program to assist small business owners to understand and adapt modern best retail practices as is practical for their individual issues
- Expand an existing or implement new retail marketing campaign to expand market awareness and market share for the Uptown businesses
- Install additional pedestrian lighting in Uptown
- Implement a plan to allow for existing local businesses to remain, expand or relocate within the Uptown area
- Establish a business retainment plan to maintain the existing Uptown businesses, including methods for property ownership and expansion or relocation services if necessary
- Implement a new business recruitment plan to identify and attract appropriate new--especially national brand--businesses
- Improve sidewalks in conjunction with street tree replacement programs

C. Medium Term Retail Improvements: 5 - 10 years

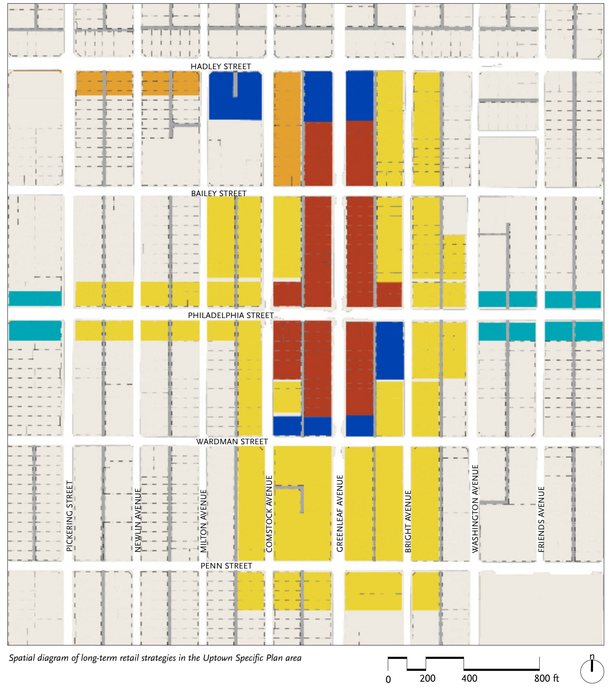
- Implement new building and storefront building standards per the Specific Plan.
- Continue to aggressively cultivate new medium to high density residential construction in Uptown as per the Specific Plan
- Establish new retail and restaurant anchors as regional magnets, including:
  - Arts and Crafts
  - Book Sellers
  - Department Stores
  - Discount Department Stores
  - Electronics and Appliances
  - Hardware
  - Home Furnishings
  - Junior Department Stores
  - Office Supply
  - Organic / Specialty Grocery Stores
  - Pet Supply
  - Restaurants Clusters
  - Sporting Goods
  - Unisex Apparel Stores

D. Long Term Retail Improvements: 10 - 20 years

- Assess status of retail in Uptown, and revisit city objectives and retail strategies as per community desires and market realities
- Continue to aggressively cultivate new medium to high density residential construction in Uptown as per the Specific Plan
- Ensure fully functioning Business Improvement District and Park Once District with revenues invested in regular cleaning, extra safety patrols, improved lighting and landscape, events, and continuing education for small businesses to remain competitive

Key

- Core Retail
- Anchor Retail
- Mixed Retail and Commercial
- Campus Retail
- Neighborhood Retail



Spatial diagram of long-term retail strategies in the Uptown Specific Plan area

Right, top: National chains, especially clothing stores, serve as destination points and generate foot traffic for the rest of the retail area. National chains are also increasingly aware of the uniqueness of urban contexts and are learning to respect the scale and character of historic districts.

Right, bottom: Uptown possesses a number of unique destinations, such as a movie theater, which need to be strengthened through interventions on the building scale (e.g. updating interiors, refurbishing exteriors) and on the urban scale (e.g. widening sidewalks by removing excessively large planters and planting trees in the triangular spaces formed by diagonal parking, improved lighting in on the exterior of the buildings).

2.1.2 Park Once System

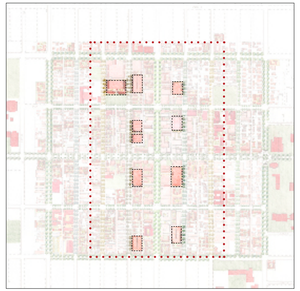
A Park Once District consists of several well-designed parking structures integrated into a town center that serve to significantly reduce the number of vehicular trips for a given amount of economic activity. In the conventional sprawl development pattern, the disconnected nature of destinations for work, live, shop, and play requires that every visit require a separate trip. In the Park Once District trips are combined or replaced by walking trips to multiple stores or multiple destinations for living and shopping in the same area. Similarly the quantity of parking required is reduced or shared amongst different uses, rather than devoted to each separate destination. Finally, parking spaces are used more efficiently in shared parking structures—for shopping and working during the day, for cultural and leisure activities in the evening, and for residents of Uptown at night.

In a Park Once District, parking is dispersed into a number of parking structures and visible parking entrances and signs that assure drivers of available parking within easy walking distance to multiple destinations. A critical element of the Park Once District is concealing the actual parking structures by locating them in the interior of the blocks, by designing the exterior to disguise their interiors, and most significantly by fronting the structure with other uses such as retail or residential, as seen in the Liner building type described in Chapter 4.

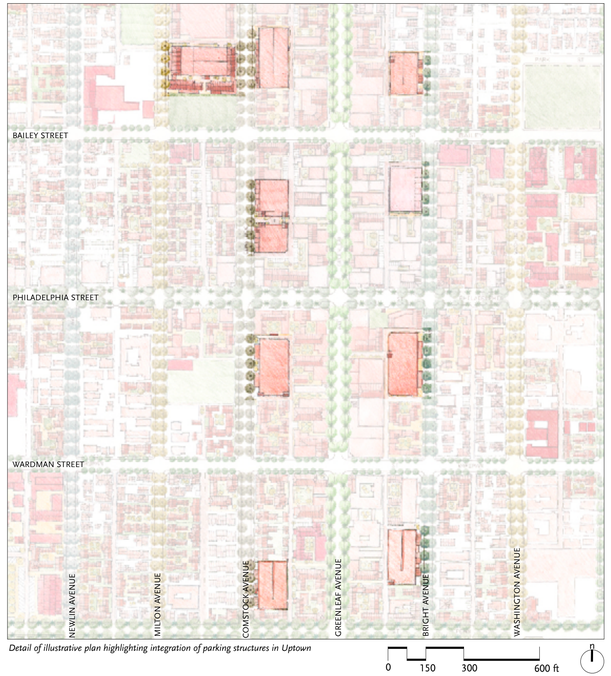
The transformation of drivers into walkers is the immediate generator of pedestrian life: crowds of people that animate public life in the streets and generate the patrons of street-friendly retail businesses. It is this "scene" created by pedestrians in appropriate numbers, that provides the energy and attraction to sustain a thriving town center. In Uptown, this transformation begins with the design of parking structures which are neighborly towards residential, retail, and civic buildings, and are built on existing parking lots, vacant properties, and city-owned land.

Recommended initiatives towards a revenue-generating Park Once strategy:

- Establish Park Once District stretching from the northern properties fronting Hadley, to mid-block between Friends and Washington, Penn on the south, and mid-block between Milton and Newlin on the west
- Establish short-term parking fees for on-street parking to encourage long-term parking in structures rather than on streets
- Eliminate parking requirements for each site
- Maintain parking exemptions for new retail and commercial development, and require in-lieu fees to help fund the new parking structures
- Require new residential development to either provide parking underground, as a podium garage or in small lots behind buildings
- Install electronic parking payment machines on both sides of Greenleaf Avenue on the blocks between Pickering Street and Painter Avenue, and on both sides of Philadelphia Street on the blocks between Hadley Street and Penn Street
- Re-furbish the façade and uses on the existing Bright Avenue parking structure, and upgrade street furniture and new landscape, including street trees on Bright
- Design parking structures as Liner building types; that is, parking garages lined with retail and commercial uses that are also architecturally sensitive to neighboring buildings
- Construct Park Once structures on vacant lots, existing parking lots, and city-owned property
- Projects beyond the Park Once boundary can be annexed into the system by application to the Planning Commission and City Council.



Key plan highlighting Park Once district, in red dotted line, around core retail area, stretching from the northern properties fronting Hadley, to mid-block between Friends and Washington, Penn on the south, and mid-block between Milton and Newlin on the west.



Detail of illustrative plan highlighting integration of parking structures in Uptown

Conceptual perspective veiw of proposed Park Once structure on Bright Avenue lined with retail and residential uses as a Liner building type

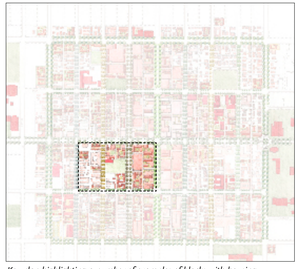
Above: Parking structure integrated with retail and commercial uses in a Liner building type with pedestrian scale facades and clearly marked parking signage and entrance.

Below: A Park Once structure with retail on the first floor and an architecture that is sensitive in scale and materials to the surrounding urban fabric.

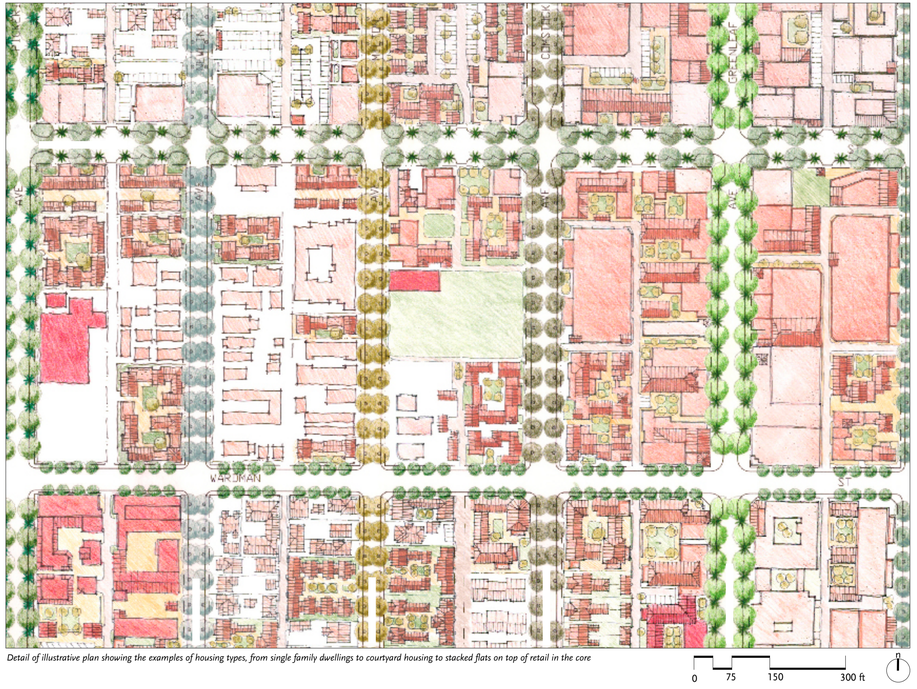
2.1.3 Housing Development

As a town center matures and its livability and economic value increase, a more diverse set of housing choices attract an increasingly varied and prosperous resident population. It is not unusual to encounter lofts, live/work buildings, courtyard housing, row housing, and even duplexes, triplexes and quadplexes in nearly completely developed districts. All of these dwelling types are also typically provided in rental or ownership configurations. The variety is necessary for vitality over the long-term and is enabled by the various building types and blocks in the Specific Plan.

In addition to strong market demand for housing in the southern California region, Uptown Whittier possesses a number of characteristics that make it attractive as a location for introducing an increased variety of housing choices. Whittier has the advantage of being located in close proximity to employment-rich centers such as Los Angeles, Long Beach, and the Inland Empire. Nearby Presbyterian Intercommunity Hospital, which serves more than 800,000 residents in 11 cities within southeastern Los Angeles County and portions of the San Gabriel Valley and Orange County, is expanding and will attract a large number of doctors, nurses, and other health care workers looking for a wide range of housing locally, from entry-level units to large condominiums and houses. Furthermore, Whittier College has expressed an interest in more affordable housing for recruiting new faculty. There is available land in Uptown to accommodate a greater variety of housing than currently exists, including more ownership units, more upscale housing, as well as more affordable units for young professionals and families, and empty-nesters.



Key plan highlighting a number of examples of blocks with housing



Detail of illustrative plan showing the examples of housing types, from single family dwellings to courtyard housing to stacked flats on top of retail in the core

Recommended initiatives to increase the quantity, variety, and quality of housing in Uptown:

- Use vacant lots, city-owned lots, and parking lots to develop a wide range of housing types, including single-family, carriage houses, duplex/triplex/quadplex, bungalow court, rosewalk, row house, live-work, courtyard housing, commercial block and liner (see chapter 4 for detailed descriptions)
- Introduce residential development into mixed-use developments, in conjunction with retail and commercial development
- Intensity and type of development depending upon regulating zone, from the most intense (such as stacked flats and lofts on top of retail and commercial in the Uptown Core zone) to the least (single family homes in the Uptown Edge zone)
- Make sure mix of residential types responds to both regional market demand (e.g. upscale condominiums) and City of Whittier public policy (e.g. rental and ownership for moderate income families)

Above: Courtyard housing of about 20 - 35 units per acre, designed with live/work spaces around a series of courtyards and gardens within an urban context.

Conceptual perspective view of possible new courtyard housing interspersed with existing single family housing on the eastern side of Newlin Avenue, north of Philadelphia Street

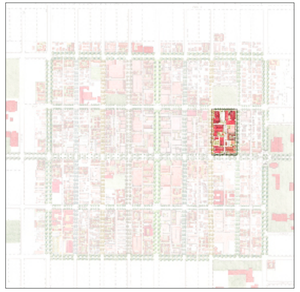
2.1.4 Churches as Catalysts

Spiritual life has been a founding principle since Whittier's formal incorporation in 1887, and religious institutions have been a significant land use in Uptown. The Baileys held the first Friends services in their ranch house in 1887. The second building erected in Whittier was the first Friends Church at the corner of Comstock Avenue and College (now Wardman Street). In 1893 a small St. Mary's Catholic church was erected, followed by St. Mathias Episcopal Church (1896), Christian Church (1898), First Church of Christ Scientist (1904), Federated Presbyterian (1906), and Church of the Nazarene (1907). Many other religious congregations were established in Whittier, and by 1924 the town boasted twenty-seven religious organizations, many with their own houses for worship.

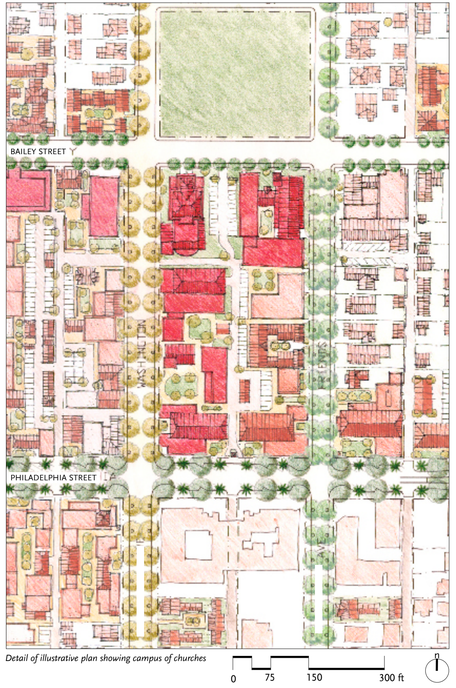
Once a piece of land was developed for a house of worship, this became a constant over time for Uptown's religious institutions. For example, after a decade the Friends congregation outgrew its space and a new Friends Church was erected at the corner of Philadelphia Street and Washington Avenue in 1905. A structure continues as the site of this congregation as new structures have been erected over the decades. Another example is the First United Methodist Episcopal Church, which was established two years after the town's founding. Its house of worship was erected at the corner of Friends Avenue and Bailey Street in 1904, and replaced in 1952. The corner of Bright Avenue and Bailey Street boasts a First Baptist Church that was dedicated in 1922, yet has been the site of a congregation since 1889.

Churches continue to maintain a significant presence in Uptown. There are 12 churches in the Uptown Specific Plan area, and own over 12% of property within its boundaries. Some of these properties are sizable, as is the number of people who congregate on Sunday mornings. Churches can also take advantage of the Park Once strategy to fulfill their parking needs, rather than occupying increasingly large surface lots. And churches can develop affordable and moderate income housing on surplus land.

Above: The First United Methodist Church on Bailey Street south of Central Park, serves as a landmark with its tall spire mounted by a cross and a pedestrian-friendly facade with its orientation towards the street.



Key plan highlighting concentration of church properties south of Central Park

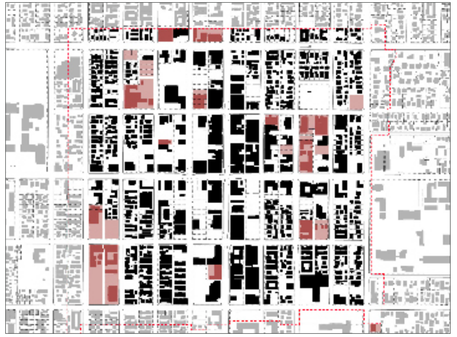


Detail of illustrative plan showing campus of churches

Recommended initiatives to benefit from the significant presence of churches in Uptown:

- City should pay special attention in the land use regulations and form-based code to churches including frontage and signage requirements, that are different from those governing retail, commercial, or residential development
- Churches attract thousands of congregates every Sunday morning for services, and retail establishments and restaurants should take advantage of this potential customer base
- Churches are encouraged to use surplus land to build affordable housing
- Given the multifaceted services offered by many churches—ministries, social services such as assisting the homeless, education and day care centers—they should develop their properties more in the form of small landscaped campuses rather than as isolated structures with parking in between.

Left: Good Shepherd Church on Bailey Street across from the Post Office, an example of a building which is both appropriately monumental in its entrance as an institutional building, and more modest in scale in its side wings and thus sensitive to the surrounding residential neighborhoods.



Conceptual perspective of new church building on Washington Avenue in a campus-like setting with street trees, landscape, and affordable housing next door.

2.1.5 College as Stakeholder

The presence of a nationally recognized institution of higher learning adjacent to a historic retail core is a rare opportunity for building town/gown synergies that benefit both areas. A college is a center of great intellectual activity, including public events such as evening classes, public lectures, exhibitions, and conferences. College faculty, staff, and students are often active in the local community, as tax-paying and voting citizens, housing residents, retail consumers, and community service volunteers. Similarly, a civic and retail center serves as a resource for the college by providing financial and personal service, stores and restaurants, entertainment attractions, civic activities, and off-campus housing.

Whittier College is a four-year independent residential liberal arts college distinguished by its small size, nationally recognized liberal arts curriculum, and innovative interdisciplinary programs. The campus houses 29 academic and administrative facilities, a performing arts center, a chapel, a library, athletic fields and facilities, and seven residence halls. The College has a diverse body of approximately 1,500 students, including 42 percent American minorities, and 5 percent international students. The College has been intimately tied to the history of Whittier and of Uptown as far back as 1893, when Whittier College began construction of its first building, Founders Hall, on its campus overlooking Uptown.

Uptown and Whittier College can derive greater mutual benefit from an improved economic and physical relationship.

Recommended initiatives for improving the Uptown/Whittier College relationship:

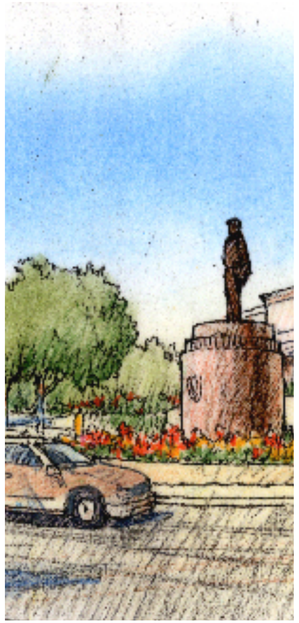
- Mark the intersection of Painter Avenue and Philadelphia Street as a gateway for both Uptown and Whittier College with a landmark (e.g. a statue of a poet), pilasters on the four corners, archways, and/or special paving for pedestrian crosswalks
- Introduce traffic calming on Painter Avenue, including tree wells at the edges of the vehicular pavement with on-street parking stalls
- Facilitate greater pedestrian flow between the College and Uptown through signaled mid-block crossings on Painter Avenue, and the aforementioned traffic calming measures as well as the special paving for pedestrian crosswalks at Painter and Philadelphia
- Introduce campus-related retail, such as cafes, bookstore, grocery store, and clothing stores on Philadelphia Street east of Greenleaf Avenue to attract students, faculty, and staff into Uptown
- Introduce a greater variety of housing types, including live/work units and more affordable ownership and rental housing (e.g. for new faculty and staff)

Above: A retail area can thrive due to the presence of a college or university, as seen on Nassau Street next to Princeton University in New Jersey.

Key plan highlighting eastern edge of Uptown along Painter Avenue

Detail of illustrative plan showing relationship with Whittier College campus to the east

Perspective view of an example of pilaster at intersection marking a gateway.



Perspective view of an example of a monument (e.g. a statue of a poet) at an intersection.

Above: An aerial view of the Whittier College campus in the foreground and the eastern edge of Uptown in the background with Painter Avenue as the dividing--and connecting--line.

Above: The Whittier College campus contains a number of elegant buildings--such as Deihl Hall--and green open spaces, which serve as excellent neighbors to Uptown.

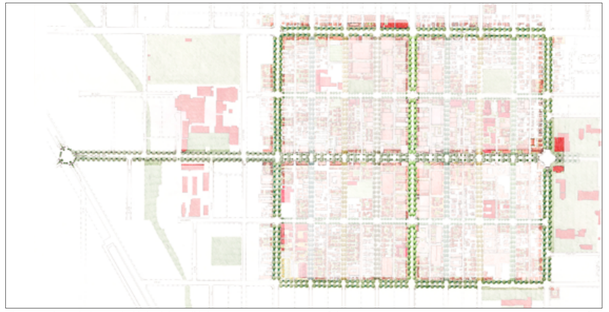
2.1.6 Sense of Identity

A place with a sense of identity is perceived as a district with a distinct character and is memorable to those who experience it. In other words, a destination is attractive to people, activities, and development because it has a sense of identity. A number of elements contribute to a sense of identity: historic architecture, pedestrian scale buildings, wide sidewalks, and a vibrancy that emerges out of a mix of land uses for living, working, shopping, and recreation. At the same time, what appear to be minute issues—such as lighting and cleanliness—can affect the character of a place as much as the quality of its architecture.

Uptown possesses several significant assets: a grid system of interconnected streets and service alleys, a compact size, blocks which are of easily walkable dimensions, numerous historic buildings, an overall pedestrian-scale urban fabric, and distinctive retail offerings. Many of these assets, however, are lost in the shuffle of vacant lots, an over-supply of free parking and an excessive number of surface parking lots, buildings which are insensitive to their surroundings, inadequate variety of retail destinations, and issues of lack of a perception of safety, poor lighting on some streets, dirty sidewalks, and inconsistent design quality both in the buildings and the landscape.

Recommended initiatives for transforming Uptown into a place with a greater sense of identity:

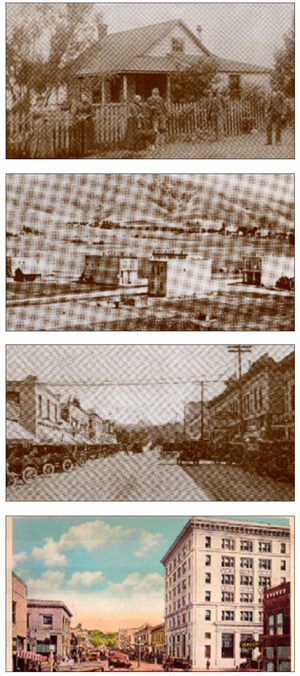
- Improve the design quality of Uptown, through rigorous enforcement of the form-based code (see chapter 4) and a similarly rigorous design review process for modification of existing structures and the construction of new ones
- Improve the landscape quality of Uptown (see Section 2.2.) through the planting of more street trees, two new parks, and a proactive tree succession plan for Greenleaf Avenue and Philadelphia Street
- Mark the edges of Uptown through the intense planting of trees along Hadley Street, Painter Avenue (using bulbouts), Penn Street, and Pickering Avenue (see Section 2.2)
- Mark the gateways to Uptown by designing landmarks and special paving at the four intersections of Hadley/Greenleaf, Philadelphia/Painter, Penn/Greenleaf, and Pickering/Philadelphia, plus access from the major regional artery of Whittier Boulevard at Philadelphia Street
- Increase safety in Uptown by attracting more residents and "eyes on the street", increased number of visitors through destination-type national retail stores, external lighting at night on each store, and more safety patrols funded by parking revenue, such that it becomes a destination during the day and in the evening
- Incorporate public art, especially by local artists, in the form of murals and sculptures at key intersections, near the entrances to the Park Once structures, and in public spaces
- In order to encourage longer visits, consider incorporating public rest rooms where practical and safe, including considerations for supervision and cleanliness



Illustrative plan with elements highlighted that will help give Uptown a greater sense of identity, such as edges marked with intensely-planted tree lined streets and gateways at Whittier and Philadelphia and Painter and Philadelphia

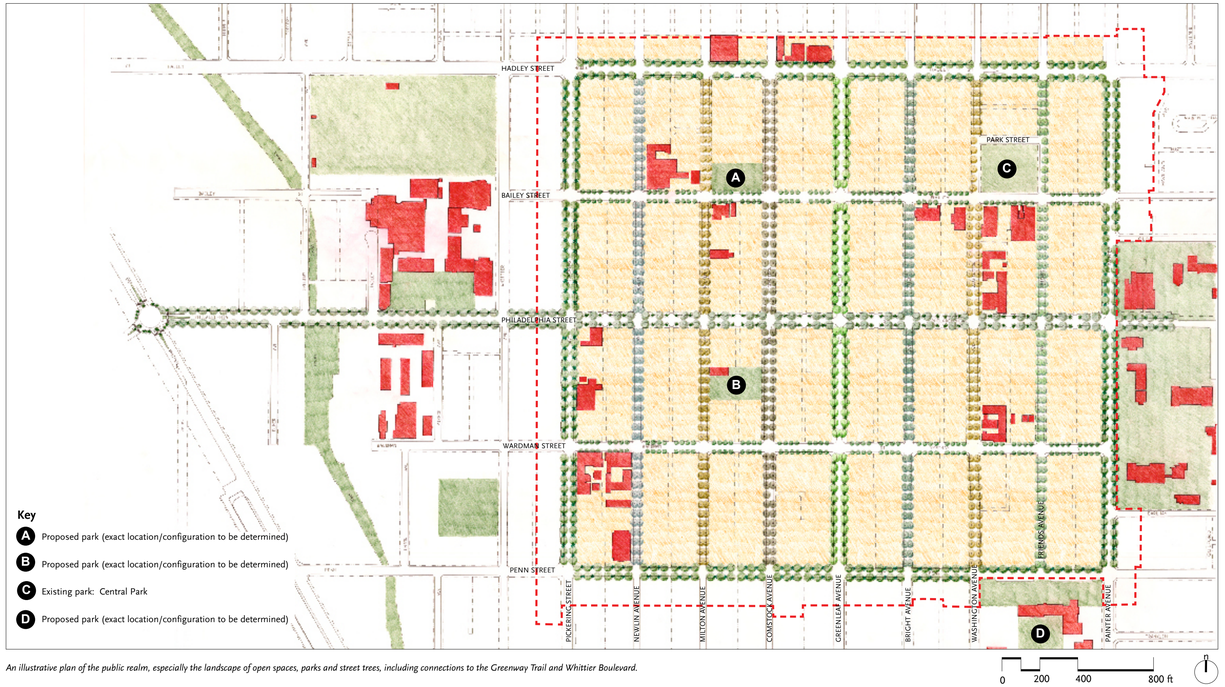
Above: Children playing on the John Greenleaf Whittier statue in Central Park: Uptown Whittier is an historic area which continues to evolve over time, and embraces its past as well as its future as an attractive destination for both young and old.

Above: A sense of identity is most evident during the day, but also at night as seen in the historic night-time photograph of Christmas lighting in Uptown on the left. Today, on the right, Uptown attracts visitors in the evening to its restaurants and bars, and in order to become more of a night time destination, it will require better street lighting, increased lighting on the exteriors of buildings and stores, and an improved sense of safety through a variety of measures, including public safety patrols and an increase presence of people on the sidewalks.



Above: Images showing historic evolution of Uptown's sense of identity

Conceptual perspective view of distinctive new courtyard housing with park in front, and retail and Park Once structure behind, on Bailey Street



An illustrative plan of the public realm, especially the landscape of open spaces, parks and street trees, including connections to the Greenway Trail and Whittier Boulevard.

2.2.1 Parks

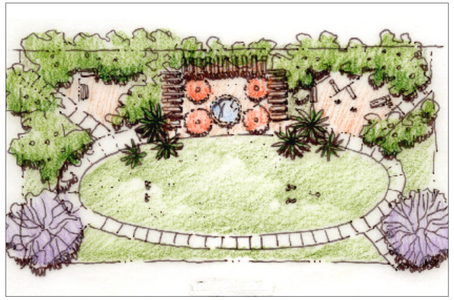
The neighborhood park system has been conceived as a series of small highly specialized parks within 5 minutes walk of all residents within Uptown. The specialized parks will concentrate on specific needs such as playgrounds/ tot lots, athletic courts, and gaming areas. The plan recognizes that many of the parks will remain open space for impromptu athletic uses for all ages such as soccer/kickball, throwing and playing. Designs for the parks should include structures or tree bosques for cool shady seating areas. Plant material selections for parks shall emphasize native, drought tolerant and naturalized plantings for cultural and educational values, as seen in the following lists of acceptable plant materials:

A. Trees
- Cercis occidentalis / Western Redbud
- Fraxinus raywoodii / Raywood Ash
- Fraxinus velutina / Modesto Ash
- Platanus racemosa / California Sycamore Tree
- Quercus agrifolia / Coast Live Oak
- Quercus douglesii / Douglas Blue Oak
- Schnius molle / California Pepper
- Umbellularia californica / California Bay
- Washingtonia filifera / California Fan Palm

B. Tall Shrubs
- Abelia grandiflora / Glossy Abelia
- Buddleia davidii / Butterfly Bush
- Heteromelies arbutifolia / Toyon
- Escallonia fradesii / Escallonia
- Pittosporum tobira / Tobira
- Pittosporum undulatum / Victoria Box
- Photinia fraseri / Photinia
- Rhus ovata / Sugarbush
- Rhus integrifolia / Lemonade Berry
- Romneya coulteri / Matilija Poppy

C. Low Shrubs and Groundcovers
- Arctostaphylos Sp / Manzanita
- Camellia sasanqua / Camellia
- Ceanothus Sp. / California Lilac
- Cistus salvifolius / Rockrose
- Carpenteria california / NCN
- Erigeron karvinskianus / Santa Barbara Daisy
- Euryops pectinatus / Golden Shrub Daisy
- Felicia amelliodes / NCN
- Hemerocallis Hyridus / Hybid Daylily
- Heuchera sanguinea / Coral Bells
- Kniphofia uvaria / Red Hot Poker
- Lavandula stoechys / Spanish Lavender
- Lavandula angustifolia / English
- Pittosporum 'Wheelers Dwarf' / Dwarf Tobira

D. Grasses
- Juncus patens / California Grey Rush
- Heliototrichon sempervirens / Blue Oat Grass
- Miscanthus sinensis / Maiden Grass
- Muhlenbergia rigens / Deer Grass
- Pennisetum setaceum ' rubrum' / Red

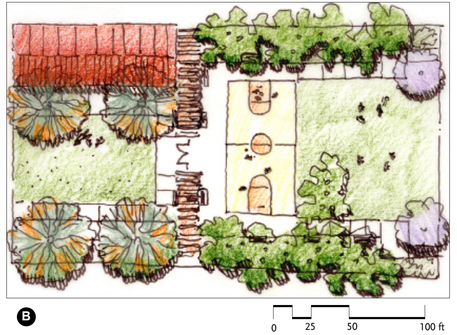


Right: One of Uptown's greatest assets is historic Central Park, a true urban park: surrounded by and within easy walking distance of residential neighborhoods and civic amenities, able to accommodate a variety of passive and active human behaviors (e.g. sitting, playing, music), and with a variety of landscape (e.g. shaded trees, open air lawn, planters, paved areas).

Above: The City of Whittier has a number of small parks, such as Broadway Park, in a residential neighborhood just north of the Uptown Specific Plan area. This park accommodates a small children's play area, for the many families which reside nearby, and is surrounded by numerous shaded trees which provide welcome respite from the warm summer sun.

Above: Proposed park on the south side of the site between Milton Avenue, Bailey Street, and Comstock Avenue. The park could be part of a mixed-use development on the larger site, and would serve the northwest quadrant of Uptown. The tenor of this park would be more passive, with a large grassy areas and pockets for sitting and gathering shaded by trees and a trellis in the center.

Right: Proposed park mid-block on the site south of Philadelphia Street, between Milton Avenue and Comstock Avenue, incorporating an existing building. The park is intended to be easily accessible from the southwest quadrant of Uptown, and contains a basketball court in addition to shaded trees and grassy fields.



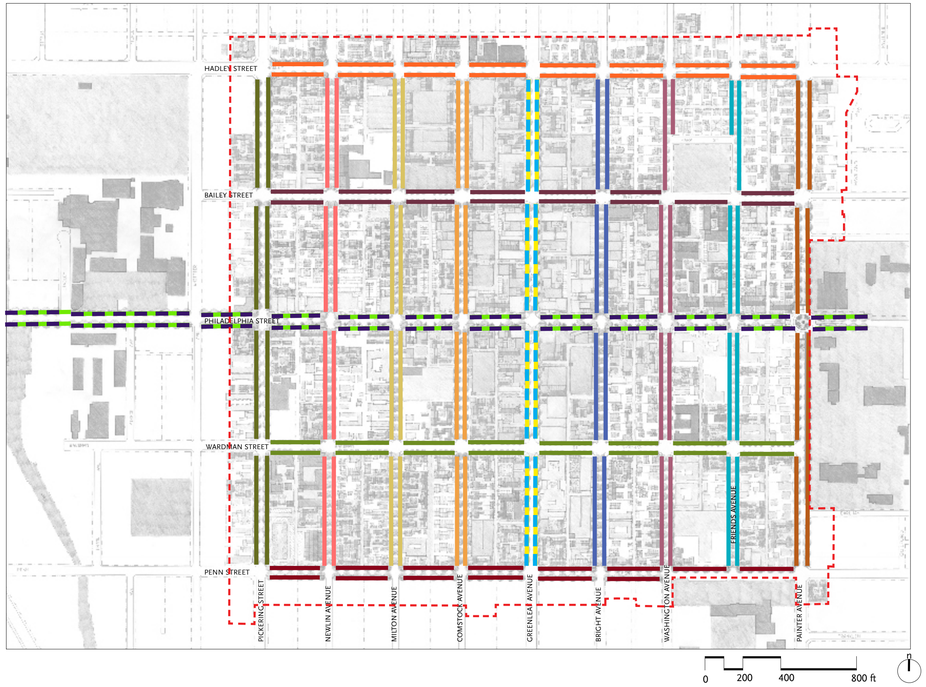
2.2.2 Street Trees

The role of the street tree plan is to establish a visual and environmental order within the framework of Uptown. Future tree planting and streetscape work will be guided by the objectives and standards in this section, ensuring that individual projects will contribute to the overall public realm in a coherent manner.

Street trees provide numerous environmental and cultural benefits for citizens and visitors. The greatest of these is spatial definition of the street, which is created by the continuous and regular spacing of trees close to the curb. This results in an alteration of the scale of the street and a perceived reduction of street width. Visual cues and context of the street is improved. Street trees create a humanizing experience, informing us that a place is walkable and pedestrian friendly. Environmental benefits of trees include: (a) deciduous trees provide shade in summer and sun in winter, reducing heat islands and cooling the ambient temperature; (b) trees reduce sun glare from paving; and (c) precipitation falling on leaves, branches and bark is intercepted by trees and temporarily stored in the leaves, branches and bark, effectively reducing stormwater runoff. Cultural benefits include: (a) mature street trees can increase property values; (b) enclosure provided by street trees signals drivers to reduce speed. As the context of the street becomes more human, people naturally slow down; (c) produce oxygen and improve local air quality; and (d) tree canopies have a calming effect, reducing the perception of traffic noise.

Key

		SCIENTIFIC NAME OF TREE
	Cm	Cinnamomum camphora 'Camphor'
	Cl	Cassia leptophylla "Gold Medallion"
	Gp	Geijera parviflora 'Australian Willow'
	Gts	Gleditsia triacanthos 'Sunburst'
	Gtsm	Gleditsia triacanthos 'Shademaster'
	Kp	Koelreuteria paniculata 'Golden Rain'
	Mgm	Magnolia grandiflora 'Majestic Beauty TM'
	Pc	Pinus canariensis 'Canary Island Pine'
	Pc	Pistacia chinensis 'Chinese Pistache'
	Pa	Platanus acerifolia 'Yarwood'
	Pc	Pyrus calleryana 'Bradford'
	Sj	Sophora japonica 'Japanese Pagoda'
	Cc	Cercis canadensis 'Eastern Redbud'
	L	Lophostemon confertus 'Brisbane Box'
	Tt	Tabebuia impetiginosa 'Pink Trumpet'
	F	Ficus (existing)
		Uptown Specific Plan Area Boundary



Cm — *Cinnamomum Camphora*

A. Cinnamomum camphora
Camphor Tree

This beautiful broad dome evergreen tree has glossy foliage that is light green in color. The new foliage comes in with a tinted red color. Eventually, this tree becomes quite large in size 50-60' tall and 60' wide. This excellent boulevard tree can create a full canopy over most streets. Provide ample 8 foot wide parkway for tree.

Height: 50-60 feet
Urban Form: Vase

Cl — *Cassia Leptophylla*

B. Cassia leptophylla
Gold Medallion Tree

Gold Medallion Tree is an evergreen subtropical tree that reaches 30' tall and 35' wide, with glossy leaves and upright, 1' long clusters of large, bright yellow flowers. Its bloom period occurs in the summer. The plant should be grown in sun with average to little summer watering.

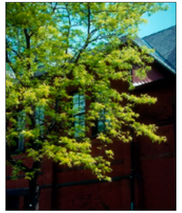
Height: 30 feet
Urban Form: Umbrella

Gp — *Gejiera Parviflora*

C. Geijera parviflora
Australian Willow

This evergreen tree reaches a height of 35' and 30 'diameter with 3-6" long, medium green colored leaves that are narrow. Its main branches sweep up and out, while the smaller branches tend to hang down. The form of the leaves produces a weeping effect excellent for softening residential neighborhoods.

Height: 35 feet
Urban Form: Ball



Gts — *Gleditsia Triacanthos Sunburst*

D. Gleditsia triacanthos "Sunburst"
Sunburst Honey Locust

A deciduous tree reaching a height of 25'-40' with a 35'-40' spread. The golden yellow color of new foliage is characteristic of this variety. Its leaves turn green when they mature, which are showy against a dark background. It is a thornless and seedless variety.

Height: 35-70 feet
Urban Form: Oval

Gtsm — *Gleditsia Triacanthos Shademaster*

E. Gleditsia triacanthos "Shademaster"
Shademaster Locust

A deciduous tree reaching a height of 25'-40' with a 25'-40' spread. Leaves pinnately compound and late leafers in spring. Light shade during summer months. Golden fall color. Leaf drop causes no litter. This is a thornless and seedless locust, which grows faster and in a more upright fashion. Soak twice monthly during the heat of summer in low desert. Drought tolerant as well as soil adaptable.

Height: 35-70 feet
Urban Form: Oval

Kp — *Koelreuteria Paniculata*

F. Koelreuteria paniculata
Golden Rain Tree

This is a medium-sized tree which produces lacy foliage and upright yellow flower clusters in the summer. It is tolerant of both urban conditions and various soil types. This is an excellent street tree for retail areas due to its open lacy nature. Tree size 30-40' tall with 35-40' spread.

Height: 30-40 feet
Urban Form: Vase

Mg *Magnolia Grandiflora*

G. Magnolia grandiflora 'Majestic Beauty TM'
Southern Magnolia

This broad tree will reach about 40' tall with equal spread, its large, simple leathery appearance makes the pyramidal magnolia grandiflora perfect for either a street or lawn tree. Its leaves are 4-8" long, and its powerfully fragrant blooms are carried throughout the summer and fall. If these plants are grafted, they are more predictable. Restricted root areas or heavy soils will slow the growth process.

Height: 40 feet
Urban Form: Oval

P *Pinus Canariensis*

H. Pinus canariensis
Canary Island Pine

This graceful, slender-growing pine has a pyramidal form to about 70'. Its needles are long and drooping in bundles of 3. The foliage is a blue-green color, maturing to a dark green shade.

Height: 70 feet
Urban Form: Pyramid

Pc *Pistachia Chinensis*

I. Pistachia chinensis
Chinese Pistache

The Pistacia chinensis is a deciduous tree with broad, spreading growth to 50' in height. Its leaves have 10-16 leaflets, and the fall coloring arrives in beautiful shades of red, orange and yellow. The young trees are often gawky, but some become shapely with age.

Height: 50 feet
Urban Form: Vase

Pa *Platanus Acerfolia*

J. Platanus acerifolia 'Yarwood'
London Plane Tree

This tree is 50' high x 40' wide and has a broad pyramidal to rounded shape. Its very large leaves show off fall colors of yellow and brown, and it has a very high resistance to powdery mildew.

Height: 50 feet
Urban Form: Pyramid

Pc *Pyrus Calleryana*

K. Pyrus calleryana 'Bradford'
Bradford Callery Pear

The 'Bradford' is a deciduous tree that grows to a size of 30-35' with equal spread. Profuse clusters of single white flowers are borne in the spring from noticeably sweeping branches. This is an excellent flowering tree for streets.

Height: 30-35 feet
Urban Form: Vase

Sj *Saphora Japonica*

L Sophora japonica
Japanese Pagoda Tree

The Japanese Pagoda Tree is a deciduous tree that grows to 25' with a round head and green bark. In the late summer, lovely panicles of white flowers will be seen. This plant is a dependable, small shade tree and shoule be grown under sunny conditions.

Height: 25 feet
Urban Form: Ball

Cc *Cercis Canadensis*

M. Cercis Canadensis
Eastern Redbud

This small, deciduous tree with a rounded head is covered with small flowers of a rose pink color in the spring before the appearance of heart-shaped leaves. Broads shaped tree reaching a height of 25 feet with a spread of 30-35 feet.

Height: 25-50 feet
Urban Form: Ball

L *Lophostemon confertus*

N. Lophostemon confertus
Brisbane Box

This evergreen tree will grow 30-45' tall and 25' wide. It has leathery, glossy dark green leaves and inconspicuous white flowers in summer. The reddish brown, flaky bark resembles Eucalytpus, while the foliage resembles Ficus.

Height: 100 feet
Urban Form: Ball

Tb *Tabebuia impetiginosa*

O. Tabebuia impetiginosa
Pink Trumpet Tree

This slender-trunked tree will grow 25-50' high with 25-30' spread and produces beautiful purplish/pink blooms in spring. It does best in full sun and moist soil.

Height: 50-75 feet
Urban Form: Ball

F *Ficus microcarpa 'Nitida'*

O. Ficus microcarpa 'Nitida'
Indian Laurel Fig

Ficus microcarpa 'Nitida' reaches a height of 50'-75' with a spread of 50'-60'. The growth rate is fast and has a rounded, spreading or vase shaped urban form. The tree is evergreen with leaf litter continuously dropping though out the year. This plant tolerates drought, occasional wetness and some salt. Suitable soil is well-drained/loamy, sandy or clay.

Height: 50-75 feet
Urban Form: Ball

Above: Neighborhoods in Whittier have a historic tradition of intensive tree planting along streets.

Above: Street trees of the same species not only provide aesthetic pleasure and shade in the California sun, they also serve one of the catalytic strategies of this Specific Plan by creating a sense of identity, for example as distinctive street edges to the Uptown area.

2.3.1 Parking Strategy

The parking structures that are essential to the Park Once strategy are imbedded in blocks or lined with shops at the street, and brightly illuminated with sunshine during the day and with lighting during the night and for cloudy weather. The degrees of intensity of the pink shaded areas in the accompany diagram suggest the levels of cost from the lowest to the highest in the most intense areas of development.

The Park Once strategy results in significant savings in daily trips and overall number of required parking spaces for three reasons:

Park Once: Those arriving by car follow the Park Once pattern, generating just 2 vehicle movements, parking just once, and completing multiple tasks on foot.

Shared Parking Among Uses with Different Peak Times: Spaces can be efficiently shared between land uses with differing peak hours, peak days, and peak seasons of parking demand (such as office, retail, restaurant, and entertainment), lowering the total number of spaces required.

Shared Parking to Spread Peak Loads: The parking supply can be sized to meet average parking loads (instead of the worst-case ratios needed for isolated suburban buildings), since the common supply of parking allows stores and offices with above-average demand to be balanced by other stores that have below-average demand or are temporarily vacant.

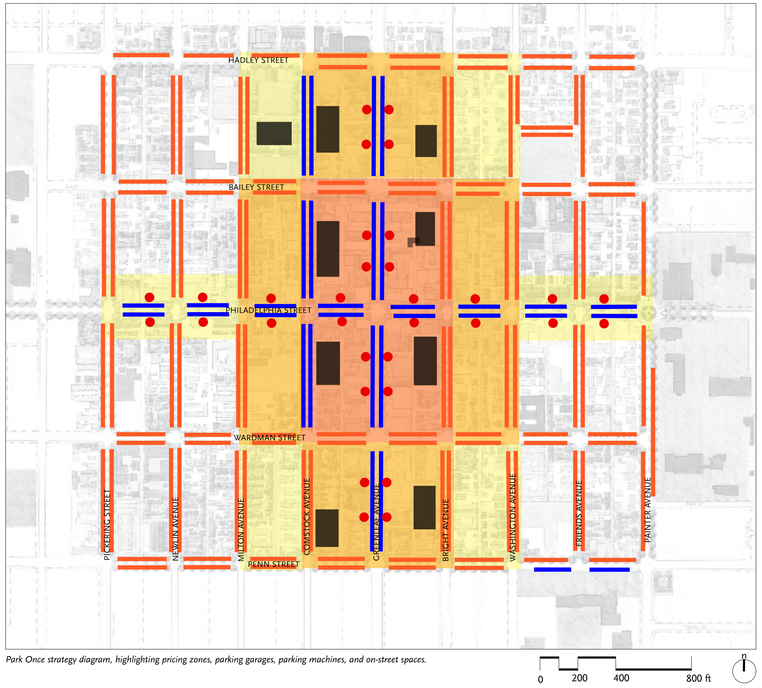
Studies indicate that parking required for a mature mixed-use district typically ranges from 1.4 to 2.5 spaces per 1,000 square feet of non-residential built space, or 1/3 to 1/2 of that required for conventional suburban development. The traditional downtown pattern also generates more pedestrian traffic accompanied by less vehicular congestion. Daily trips can be reduced by 1/2 or more.

Key

- Highest Parking Rate Zone
- Medium Parking Rate Zone
- Lowest Parking Rate Zone
- Parking Garage
- Parallel Street Parking
- Diagonal Street Parking
- Parking Payment Machine

Price Zones	On-Street	Off-Street	Total Spaces
Highest	618	1,185	1,803
Medium	962	1,047	2,009
Lowest	450	313	763
Free	1,271	-	1,251
Total Parking Spaces	3,281	2,545	**5,826**

Note: Numbers do not include spaces in individual residential projects.



Park Once strategy diagram, highlighting pricing zones, parking garages, parking machines, and on-street spaces.

The parking system, including the Park Once strategy, should be be managed, including fees that should be charged for parking during the week all day and into the evening (7AM to 9PM to start with for example). When parking is provided without apparent cost, employees tend to occupy valuable spaces--such as those in front of their stores and offices--and spaces that could otherwise generate significant retail revenue become occupied for hours--or even all day long--by cars parked there by those who will not be shopping or patronizing restaurants and businesses.

As a start, for example, the City could charge a modest rate with a 2 hour maximum in the areas closest to the 100% corner of Philadelphia Street and Greenleaf Avenue. These rates should be adjusted over time as demand increases with more retail and residential development. Over time, all parking within the most intense zones (such as Uptown-Core and Uptown-Center in the regulating plan in Chapter 4) should become paid-for parking located on-street or in garages. The City should consider building and maintaining the parking structures using fees from these and on-street parking for Uptown enhancements.

Depending on the local development community, public/private development opportunities may also exist, where the city could enter into an agreement with entrepreneurs to construct and maintain the Uptown parking supply.

Priority	Type of parking
Most convenient spaces for customers and highest will-	2-hour on-street parking near retail destinations
Medium level of convenience for longer visits	3-hour parking in mid-block parking structures and lots
Least convenient/longest duration for employees & park-and-ride commuters	All day parking on upper garage floors or on the periphery

Above: Diagram showing the relationship between priority for providing parking, type of parking, and degree of convenience for drivers.

Left: Diagonal parking on "Main Street" type streets such as Philadelphia Street in Uptown is appropriate because it accommodates more cars than parallel parking, is easier to enter and exit each stall, and serves as traffic calming for cars which slow down due to the presence of parked cars and for pedestrians who feel a higher degree of safety and comfort with the buffer of parked cars between them and the moving traffic.

Above: Limited on-street parking on street in residential neighborhoods such as the one around Central Park in Uptown is intended for short-term use by residents and visitors, and is usually free of cost.

Above: Clear, legible, and well-designed signage makes the parking structures easy to find for visitors.

Left: Centrally located parking machines, instead of conventional parking meters, offer numerous advantages. These include an ability to more easily monitor use and to adjust parking prices according to demand, and greater convenience in collecting fees from far fewer machines rather than many more meters along a street.

Below: The heart of the Park Once system lies in the parking structures embedded within Liner building types, as shown below, and further described in Chapter 4. From an urban design perspective, retail or commercial uses on the building frontage combined with context-sensitive architecture make such structures 'good neighbors'.

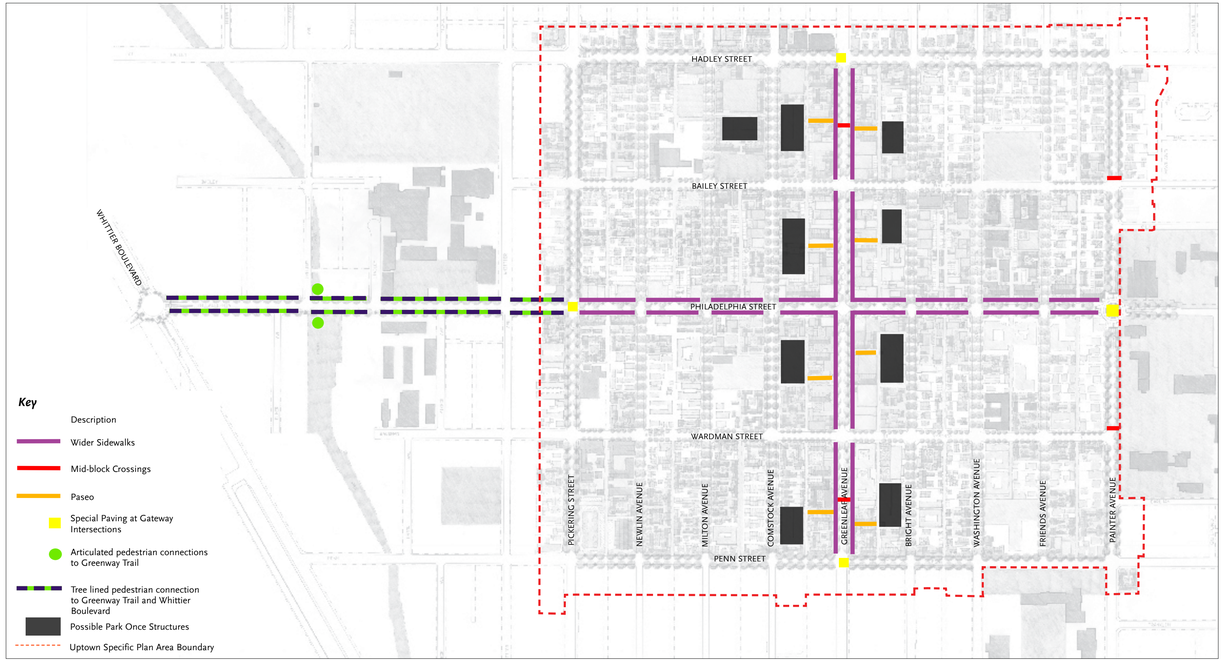


Diagram of pedestrian improvements, including wider sidewalks, mid-block crossings, paseos, special paving, and connections to Greenway Trail.

2.3.2 Pedestrian Paths

Uptown is an area that has real promise to become an even more vibrant and inviting urban alternative to the sprawling suburban development that surrounds it. To accomplish this, it will need to focus on pedestrian enhancements, because pedestrians are the lifeblood of town centers.

In a setting such as Uptown, the sidewalks are the principal pedestrian spaces, and it is important to detail them appropriately. Unfortunately at present, many of them are not well detailed from the pedestrian's perspective. Downtown sidewalks function as three areas: the window-shopping space immediately adjacent to the buildings; the walking space for pedestrians to pass through; and the curbside space where amenities such as benches, signs and parking meters or machines are located.

Vibrant downtown areas have sufficient space for pedestrian flows. The notion of "sufficient space" varies with location and intensity of adjacent land uses, but a clear walking width of 5 feet is the minimum. In many instances, obstacles in the sidewalks, including shrubs and planters, constrain the sidewalks well below this minimum, to the point that in some locations pedestrians cannot comfortably pass by each other.

In Whittier, many of Uptown's sidewalks have been detailed with shrubs and planters that occupy all three of the sidewalk areas described above, in differing degrees. This is a more of a suburban treatment and is inappropriate for all of the Uptown streets because sidewalk space is not abundant enough to allow it. In addition, the large sidewalk planters are potentially unsafe for the visually-impaired, amounting to an unexpected feature in an urban sidewalk.

Instead of increasing the sidewalk width by the moving the curbs out into the vehicular right-of-way, it is recommended that Whittier strive to make the most of its sidewalk space: remove excessively large planters and the fencing around them, place benches at the curb, not with an unuseable 1-2 feet behind the bench and the curb; place signs, parking control devices and utility features at the back of curbs; and eliminate sidewalk shrub gardens.

Right: In an urban setting such as Uptown, the quality of sidewalks (width, amenities, cleanliness) correlates directly with the degree of pedestrian-friendliness and inducements for people to walk (rather than drive).

Above: A paseo (also known as a passage or breezeway) in Uptown illustrates some of its desirable elements: activity-generating land uses on one or both sides, landscape, and lighting to make it safe at night. Paseos are ideal as open public spaces that server dual purposes: passageways on narrow lots from destinations--such as from a parking garage to a retail street, and as gathering spots for intimate food-and-drink or retail activities.

Left: An example of a mid-block crossing on Greenleaf Avenue next to the movie theater and leading into a paseo. The special paving and markings on the pavements signal to the automobile driver to slow down. In cases of higher-speed thoroughfares, such as Painter Avenue, signals are required at mid-block crossings to ensure pedestrian safety.

Right: Signage at or just above eye-level is crucial for the system of paths, because it enables wayfinding. Also important are curb levels at intersections which facilitate street crossings by senior citizens and the disabled, as well as landscape which adds character to the streetscape without creating overly-narrow sidewalks or obstacles for heavier pedestrian traffic flows.

2.3.3 System of Streets

Uptown has a grid of east-west and north-south streets which provide multiple access points, and thus have the ability to absorb and move through surprisingly high amounts of vehicular traffic. Philadelphia Street and Greenleaf Avenue are the two primary streets through the heart of Uptown, as seen in the higher-intensity land uses bordering them and landscape treatments, such as planters and trees. On the edges Painter and Hadley are the widest, with Pickering and then Penn in descending order.

Key

Description

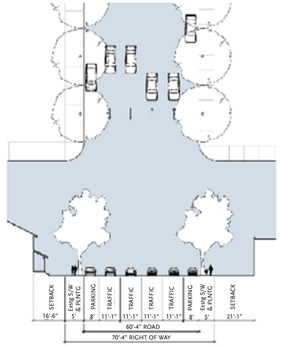
- Add tree-well bulbouts
- Uptown Specific Plan Area Boundary

Street Types

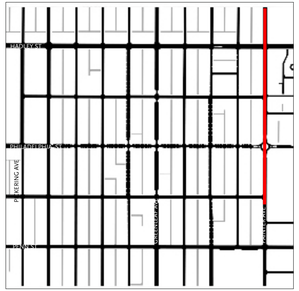
	Name / Type	R.O.W.	Design Speed
1	Painter Avenue	70'-4"	3o mph
2	Hadley Street	80'	25 mph
3	Greenleaf Avenue	80'	25 mph
4	Philadelphia Street	80'	25 mph
5	Typical Alley	20'	10 mph
6	Typical Paseo (not shown)	20'-40'	n.a.

Diagram of street system modifications, including alley diversions and additional tree wells.

1 PAINTER AVENUE



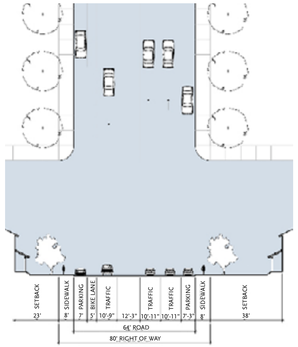
Illustrative Photo of Painter Ave at Wardman St



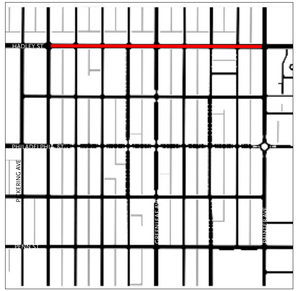
MOVEMENT / SPEED ..... Free/ 30 mph
CROSSING TIME ..... 12 seconds
ROW WIDTH ..... 70'-4"
TRAVEL LANES..... 44'-4"
PARKING ..... Both sides - parallel parking
CURB TYPE ..... Vertical
CURB RADIUS ..... 10'
SIDEWALK WIDTH ..... 5' west & 5' east side
PLANTER TYPE ..... tree-well
PLANTING ..... tree in planter
MODIFICATIONS..... Add signaled mid-block crossing on Painter Avenue between Penn and Hadley Streets.

Key
STREET SECTION

2 HADLEY STREET



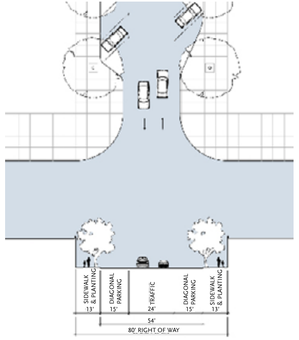
Illustrative Photo of Hadley St. west of Friends Ave



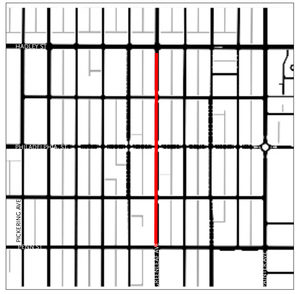
MOVEMENT / SPEED ..... Free/ 25 mph
CROSSING TIME ..... 12.5 seconds
ROW WIDTH ..... 80'
TRAVEL LANES..... 36'
PARKING ..... Both sides
CURB TYPE ..... Vertical
CURB RADIUS ..... 10'
SIDEWALK WIDTH ..... 13'
PLANTER WIDTH ..... 6'
PLANTER TYPE ..... tree-well
PLANTING ..... tree in planter
MODIFICATIONS.....

Key
STREET SECTION

3 GREENLEAF AVENUE



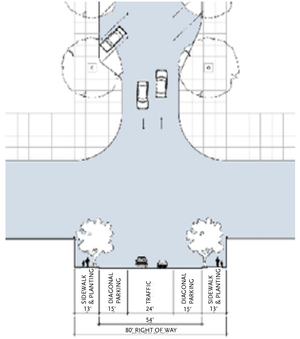
Illustrative Photo of Greenleaf Ave South of Philadelphia St



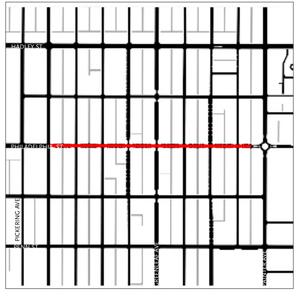
MOVEMENT / SPEED ..... Free/25 mph
CROSSING TIME ..... 12.5 seconds
ROW WIDTH ..... 80'
TRAVEL LANES..... 24'
PARKING ..... Diagonal both sides
CURB TYPE ..... Vertical
CURB RADIUS ..... 10'
SIDEWALK WIDTH ..... 8'
PLANTER WIDTH ..... 5'
PLANTER TYPE ..... Tree-well
PLANTING ..... Trees in planter
MODIFICATIONS..... Add pedestrian crossing with signs on Greenleaf Ave. between Penn st. and Hadley st. Remove planters to increase sidewalk are; Plant trees in triangular and diagonal parking spots; Keep lighting below tree level.

Key
STREET SECTION

4 PHILADELPHIA STREET



Illustrative Photo of Philadelphia St East of Greenleaf Ave

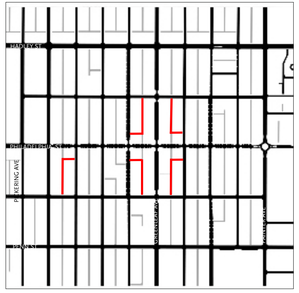


MOVEMENT / SPEED ..... Free/25 mph
CROSSING TIME ..... 12.5 seconds
ROW WIDTH ..... 80'
TRAVEL LANES..... 24'
PARKING ..... Diagonal both sides
CURB TYPE ..... Vertical
CURB RADIUS ..... 10'
SIDEWALK WIDTH ..... 8'
PLANTER WIDTH ..... 5'
PLANTER TYPE ..... Tree-well
PLANTING ..... Tree in planter
MODIFICATIONS..... Add roundabout at Philadelphia St. and Painter Ave., remove planters to increase sidewalk area, plant trees in triangular end of diagonal parking spots, keep street lighting below tree level.

Key
STREET SECTION

5 ALLEY
Typical

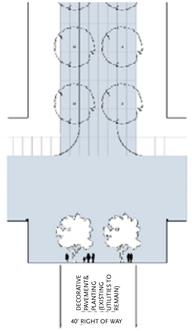
Illustrative Photo of Typical Alley



MOVEMENT / SPEED ..... Slow/10 mph
CROSSING TIME ..... 5.5 seconds
ROW WIDTH ..... 20'
TRAVEL LANES..... 20'
PARKING ..... none
CURB TYPE ..... Vertical
CURB RADIUS ..... 10'
SIDEWALK WIDTH ..... none
PLANTER WIDTH ..... none
PLANTER TYPE ..... none
PLANTING ..... none
MODIFICATIONS..... Turn alleys near the Greenleaf and Philadelphia intersection onto Bright and Comstock to avoid further congestion at this intersection and to prevent the use of alleys as short-cut/thoroughfare alternatives to Greenleaf

Key
STREET SECTION

6 PASEO
Typical



MOVEMENT / SPEED ..... n.a.
CROSSING TIME ..... n.a.
ROW WIDTH ..... 20' min., 40' max.
TRAVEL LANES..... n.a.
PARKING ..... n.a.
CURB TYPE ..... n.a.
CURB RADIUS ..... n.a.
SIDEWALK WIDTH ..... n.a.
PLANTER WIDTH ..... 5' x 5'
PLANTER TYPE ..... wells
PLANTING ..... as appropriate
GUIDELINES:

- Every Park Once structure should have a paseo attached to it.
- Paseos should be negotiated on a project by project basis.
- Design elements should be based on these considerations:
  Specialized paving treatment
  Storefront frontage types
  Niche planters along blank walls
  Awnings that project no more than 8 feet into the right of way
  Accommodating bicycle racks wherever possible

Left: Lower-intensity residential streets provide landscaping between the street curb and narrow sidewalks.

Right: A recessed storefront on higher-intensity streets with zero setbacks allows for restaurant seating.

Below: Wide sidewalks allow for restaurant seating within the public realm.

An important aspect of the street system and street improvements is the public realm of the town center that is Uptown Whittier, as constituted by sidewalks and paseos. Sidewalk treatment can vary from lower-intensity residential areas filled with landscaping such as trees, grass, and plants to higher-intensity retail, commercial, and mixed-use areas with outdoor seating. Street furniture should be carefully selected to be both durable and aesthetically pleasing: benches, planters, bicycle racks, trash cans, lamp posts, and paving materials. A town center is used at different times of the day and night, and thus the lighting of storefronts, landscape, and pedestrian areas is crucial in creating a safe and lively environment.

Paseos should be similarly treated as an integral part of the public realm, even though they are narrower, shaded passages which may be quieter than sidewalks. Paseos should be encouraged and negotiated on a project by project basis.

Left and Above: Paseos tend to be narrow and provide pedestrians with a quieter setting than the street where automobiles are present.

2.3.4 Transit

Uptown is presently served by several bus systems and routes, including from its own service, by neighboring cities such as Montebello and Norwalk, and the regional Metropolitan Transit Authority (MTA). As many of the Specific Plan features are implemented, residential densities will increase, and more pedestrians will be found in Uptown. And as the Uptown area becomes more urban in its development intensities, all forms of transit will be more viable as dense walkable areas have the highest transit ridership potentials. Uptown will attract those--younger singles and professionals, empty nesters--who have lower levels of automobile ownership and who prefer the more walkable transit-oriented urban lifestyle. Thus, at least a part of Uptown's success will be correlated with two-fold improvements in the transit service: a greater choice of routes, especially to regional destinations such as larger retail centers or entertainment venues, and more frequent service to regular destinations such as centers of employment, including the hospital.

Above: As the cost of automobile ownership increases in terms of gasoline and operating costs, and in terms of increasingly longer commutes, transit--such as the bus services to Uptown--will be seen as a viable alternative. This requires additional investment in transit to improve the frequency and quality of services to town centers such as Uptown.

Above: A critical design feature of providing convenient transit is improving the layout and amenities at existing bus stops, which should include covered and lit shelters, amenities such as benches and trash containers, and additional offerings such as newspaper kiosks and public telephones.

Key: ***Public Transit Bus Routes***

Description

- Norwalk Transit Route 6
- Norwalk Transit Route 7
- Norwalk Transit Route 8
- MTA Metro Local Route 270
- Montebello Bus Lines Route 10
- Montebello Bus Lines Route 50

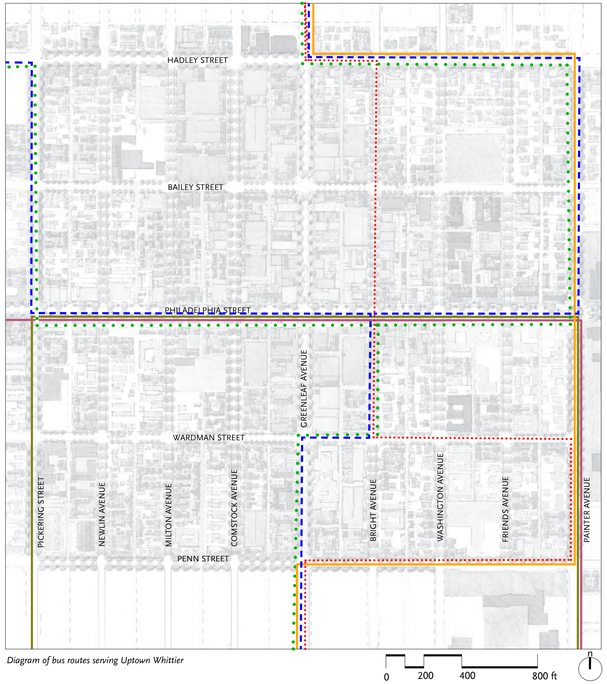


Diagram of bus routes serving Uptown Whittier

This chapter describes the implementation framework of the Uptown Whittier Specific Plan as addressed through: 1. Plan-Wide Policies, 2. Phasing, 3. First Steps and Tasks, 4. Implementation Projects and Tools, 5. Financing of Public Improvements, and 6. Redevelopment and Tax Increment Potential. The plan calls for projects to support and enable redevelopment in Uptown. These project range from street and infrastructure improvement, to shared parking structures and long term retail strategies. Many of the projects in the Specific Plan will be funded through private investment. There are also several capital improvements and programs that require at least partial public funding early in the process to stimulate private sector investment.

3.1.1 Plan-wide Policies

There are several public policies that need to be established to meet Specific Plan objectives.

A. Invest in Historic Preservation

The following measures will establish the role of historic structures in leveraging existing resources for the ultimate benefit of the entire Uptown Plan area:

1. Promote existing facade improvement and restoration program

2. Promote building rehabilitation grants

3. Encourage property owners to leverage Federal Tax Credits, Mills Act agreements, and facade improvements to promote historic preservation and adaptive reuse of eligible and listed historic structures

B. Expand Retail and Employment

The following measures will expand retail and employment opportunities in Uptown:

1. Promote the plan area to retailers and employers--especially at the regional and national levels

2. Leverage the relationship between retail, employment and housing as a quality of life issue for those wanting to live and work in a vital, mixed-use town center

3. Use city investments in a strategic manner; that is, to promote areas such as Uptown, which is not only an under performing retail district, but is a vital part of Whittier's history and identity

4. Uptown requires strong leadership in business planning, recruitment, and retention from property owners, Uptown merchants, and City of Whittier. The leadership should yield concrete actions in the short term (e.g. cleaning of sidewalks and storefronts, improved signage and lighting, longer and more consistent store hours) and long term outcomes (e.g. new anchor retail, prosperous business improvement district-with revenues from parking fees). The leadership requires a full partnership and sharing of responsibilities between the three groups.

C. Invest in Shared Parking

To enable the development potential identified in this Specific Plan, parking must be addressed as a shared, public responsibility. To reduce overall parking demand, its need for excessive land, and to spark redevelopment, a 7-step parking and transportation strategy is proposed. This strategy proceeds in ascending order from low cost, readily implementable measures to more higher-cost and time-consuming measures. If redevelopment proceeds rapidly, many of the following steps should be pursued simultaneously:

1. Make better use of existing parking areas and vacant lots
The City of Whittier (e.g. through a Park Once District that can be formed as a CFD under California law) should purchase or lease existing private surface parking areas and vacant lots for two purposes. In the immediate to short term, these lots will provide parking for the district; and in the medium to long term, they can be transformed into parking structures, or desired civic buildings, or eventually sold to developers based on Requests For Proposals (RFPs). By making strategic purchases now, the City can secure the pieces of ground that are crucial for the future success of Uptown.

2. Value retail customers for parking convenience
A Park Once District, which has the authority to operate and enforce both on street parking and public parking lots, has a critical role to play in ensuring that convenient, on-street short-term parking is readily available. Short-term parking that is strictly enforced creates rapid turnover, and gives the motorist a reason to stop on for a short visit, adding to the retailers' profits. Business owners and their employees must therefore relinquish the best spaces to customers in the interest of business profitability, and park instead in upper garage floors, or in all-day spots at the periphery, where spaces can be less expensively provided. As Uptown grows, transitions from free to paid parking, parking prices and validated parking programs must be set to reward short-term, sales-tax generating customer trips (e.g. free or low-cost parking for the first 20 minutes), and discourage long-term employee parking in the best spots.

3. Within the Park Once district, abolish minimum parking requirements for each non-residential development and establish a shared market for parking
Developers should be allowed to build as much or as little parking as they choose, subject to design standards in Chapter 4. This is important to make it feasible to redevelop the area as a compact, lively and pedestrian friendly District. If they choose to build little or no on-site parking, they must be able to purchase permits for public lots from the District for resale to their tenants' employees. Whether parking is built on-site or rented in public lots, each development's conditions of approval should encourage parking costs to be "unbundled" from the cost to buy or lease building space: that is, parking spaces are required to be sold or rented at full cost, as a separately charged item, so that building tenants can buy or rent as much or as little parking as they choose. Conditions of approval must also require that building tenants make the true costs of parking visible to their employees by either charging their employees full market-rate for parking, or offering employees free parking in conjunction with the option of taking the cash value of the parking space instead. In-lieu fees for parking can be based on the parameter of 3 spaces per 1,000 square feet of space. This step is key in the eventual abolition of current parking standards and a transition to parking obligations in Uptown Whittier within the Park Once district.

4. Form a Park Once district from the northern properties on Hadley, mid-block between Washington and Friends, Penn, and mid-block between Newlin and Milton.
Parking must be managed as a public utility, like streets and sewers, with public parking provided in strategically placed municipal lots and garages, and shared between nearby uses. A Park Once District, with authority to determine parking rates, collect parking revenue, and allocate parking revenues, is essential for this purpose. The District should be able to allocate parking revenues for a wide range of improvements in Uptown Whittier, including parking construction and operations, streetscape improvements; transit, bicycle and pedestrian improvements, transportation demand management programs, and other programs, such as security, street cleaning, and marketing. The other option is for the District to keep revenues for operating costs as well as revenues from parking enforcement, and then allocating any surplus revenues to a BID such as the Uptown Association for safety, street cleaning, lighting, and events. An implementation strategy for the Park Once strategy will have to be prepared by a specialized parking consultant in order to describe in greater detail the steps outlined on this page.

5. Implement full package of transportation demand management strategies
Providing employees with incentives to leave their cars at home can be substantially cheaper than the cost to build and operate a new parking structure space. Many new employees can be expected to work in the future Uptown at build-out, so that demand management strategies can create substantial savings on parking construction costs. Here as well, a Park Once District should play an important role in implementing, funding and operating these programs, providing buying power and economies of scale for the many small employers in the district.

6. Build public parking garages
For the longer term, parking garages for non-residential development will be needed at key locations. With no minimum parking requirements imposed on new development projects, these new structures can be funded with a mix of sources. Developers needing parking for new buildings can sign leases with the Park Once District (e.g., for 100 spaces) and then sublease the spaces to their tenants. Individuals employees or residents can also lease monthly spaces. The Park Once parking garages will be utilized for retail and office uses, while residential parking will be provided on site for residential projects, either in underground garages or in small, landscaped surface parking lots.

7. Encourage shared and joint use parking outside the Park Once district
For areas in the Uptown Whittier Specific Plan west of mid-block between Milton and Newlin and east of mid-block between Washington and Friends, sharing and joint use parking facilities will be encouraged within 500 feet of the primary destination. The facilities will follow the standards in Section 4.9.1 Parking Design and 4.9.2 Landscape Standards of this Specific Plan.

D. Encourage a property-owner based business improvement district

It is highly recommended that a property owner BID be established in the area in order to increase funding and stability of the BID. After petitioning the city to form a BID, passage requires a 50 percent approval by property owners in the area. Once formed, BIDs are governed by a board of directors elected by property owners rather than residents. The board ensures that all BID property owners contribute to the district.

BID revenues are intended to act as additional revenue rather than a replacement for general funding from the city. For this reason, BID fees are required to stay within the district. Fees are collected from the city, and all assessment funds are returned to the district through annual contract agreements. Fees vary among businesses and are often assessed according to the property's size and location. Collected revenue provides varying services, including park and open space maintenance and private security forces. Some BIDs in California also use BID fees for marketing their respective areas through brochures, tourist information, and special events. California law limits a BID's existence to 5 years, after which the BID must be renewed or terminated.

One of the challenges in forming a property-owner-based BID is when a larger share of the property owners is non-local, especially when they are reside outside the metropolitan area or the state. An inventory of property ownership is likely reveal the mix of ownership in the area. The City and/or the retailers may have to initially engage the property owners through some advocacy efforts in communicating the overall benefits of forming a BID, and how it can leverage self assessed revenues as well as a common decision making platform to attract a much larger customer base, reap higher profits, and yield higher returns on property and small business investments.

E. Invest in the Public Realm

To achieve the Specific Plan objectives, the public realm needs to be addressed as a unique resource. The following measures establish a quality public realm in Uptown:

1. Implement the street plan, including the tree succession plan on Greenleaf and Philadelphia, and intense tree-planting on all other streets

2. Create more space on sidewalks by removing excessively large planters and shrubs on Greenleaf and Philadelphia

3. Realize civic open space in the northwest, southwest, and southeast quadrants of Uptown (e.g. parks, plazas)

4. Enhance vital pedestrian connections between Whittier College and Uptown, to the Greenway Trail and to the Whittier Boulevard/Philadelphia Street intersection further east of Uptown

F. Promote creation of affordable housing

Help promote the creation of affordable housing through a variety of existing tools:

1. Different housing improvement programs

2. Inclusionary housing ordinance

3. Density bonus ordinance

4. Maintaining a state-certified housing element

5. Actively adopt ordinance to comply with state affordable housing requirements

G. Invest in Civic Initiatives

The following measures establish civic facilities and activities as a vital component for longer-term viability:

1. Establish civic uses in Uptown--for example, as part of a mixed use development on the site between Hadley and Bailey (former Alpha-Beta site), and reinvigorate the Civic Center complex on the southern edge of Uptown through investment in public open space.

2. Establish places for a variety of civic events throughout the year.

3. Continue the public process of the Specific Plan to annually identify priorities, create agreements, revisit phasing of projects, and generate civic pride through public dialogue

H. Implementation

To realize the aesthetic and economic potential of this Specific Plan, it is necessary to consistently identify actions and proposals that realize its vision through one crucial measure:

Enhance City expertise in design: Use the services of a city architectural consultant and/or city planning staff trained in design to assist in reviewing projects and working with the private sector to realize the best results.

Example of Park Once structure lined with retail uses in an urban setting

3.1.2 Phasing

A general sequencing of the various items is indicated by the order in which they appear within each phase. Many implementation measures may occur simultaneously and appear in sequence for organizational purposes alone. Adjustments to this strategy are inevitable and subject to the needs and priorities of the community over time. These components should be reevaluated and updated annually. Because of the numerous individual ownerships in the plan area, the phasing identified below is less tied to geography within the plan and more concerned with the prioritization of key components necessary for success. The general phases are:

A. Phase 1: Immediate Term (1 month – 1 year)

- Clean or paint over graffiti [1]
- Replace etched storefront windows with film-covered ones [3]
- Power wash all Uptown sidewalks on a weekly basis [4]
- Strictly enforce all on-street parking regulations, especially for short-term parking [1]
- Light storefronts until at least 10:00 p.m. every night, and maintain consistent hours among different stores [4]
- Remove or repair all signs at gateways to Uptown, and establish newly designed signage, including on Interstate 605[1]
- Establish Park Once District and fees [1]
- Commence intensive planting of trees around the periphery of Uptown prior to commencing the tree succession plan on Philadelphia and Greenleaf.

B. Phase 2: Short Term (1 – 5 years)

- Revisit or expand façade improvement program to facilitate existing small businesses and property owners to upgrade storefronts and building façade [1]
- Establish incentives for renovation, rehabilitation, and adaptive reuse of historic buildings [1]
- Work with Uptown Association and Chamber of Commerce to establish business merchandising education program for small businesses to make them more effective and profitable[4]
- Work with professional retail consultant to attract national retailers to serve as anchor destinations in Uptown, including a boutique food store, bookstore, and clothing stores [3]
- In conjunction with tree succession plan, remove excessively large planters, widen sidewalks, and permit small outdoor seating areas to enliven sidewalks and attract more visitors [1]
- Promote development of former Bank of America building at Greenleaf/Philadelphia [2]
- Issue RFP for first residential project located on the site at Wardman and Bright [2]
- Establish a property-owner-based BID
- Issue RFP for Park Once structure at Philadelphia/Bright as a Liner building type with retail and commercial uses [2]
- Issue RFP for mixed-use development on site bound by Hadley/Comstock/Bailey/Milton: [2]
  - o Option A: Anchor retail and parking structure, with smaller neighborhood retail and housing as liner uses
  - o Option B: New public library with residential, retail on Hadley, and public park
- Install up to 32 electronic parking payment machines [1]
- Upgrade sewage lines in phases [1]
- Upgrade water supply pipes in phases [1]
- Work with cable company to upgrade cable network and Wi-Fi in phases in conjunction with infrastructure upgrading [1]
- Refurbish parking garage on Bright, between Philadelphia and Bailey [2]
- Design and build monumentation to mark gateways to Uptown at key intersections [1]
- Implement mid-block crossings [1]
- Design and build park as part of development on the block bound by Hadley, Comstock, Bailey, and Milton [1]
- Begin implementation of tree-planting plan in Section 2.2.2 (Street Trees) of the Plan prior to commencing tree succession plan on Greenleaf and Philadelphia [1]
- Begin tree succession plan on Greenleaf and Philadelphia[1]

C. Phase 3: Medium Term (5 – 10 years)

- Design and build park in southwest quadrant of Uptown[1]
- Design and build up to 4 new Park Once structures [1]
- Explore potential to develop church properties into affordable housing and mixed-use (such as commercial and social services) in partnership with non-profit developers
- Completion of first residential projects with new residents increasing safety with "eyes on the street", providing an enlarged customer base for local businesses, and fulfilling increased housing choices [5]
- Continue tree succession plan on Greenleaf and Philadelphia [1]
- Completion of new tree planting on all streets [1]

D. Phase 4: Long Term (10 – 20 years)

- Design and build park in southeast quadrant of Uptown [1]
- Design and build 2 new Park Once structures [2]
- Aim for full build out, including:
  - o Up to 1,035 residential units in all 10 building types, from single family dwellings to apartments and lofts in liner buildings [5]
  - o approximately 800,000 square feet of new retail, including national brands to serve as anchor destinations [5]
  - o approximately 700,000 square feet of new commercial, including offices and services [5]
  - o approximately 6,000 total parking spaces, with about 2,500 of those in Park Once structures [1, 2, 5]
  - o 3 new neighborhood parks, including one each serving the northwest, southwest, and southeast quadrants of Uptown [1]
  - o fully operational property-owner based BID, with operating costs and parking ticket revenues accruing to the City of Whittier. Any additional parking revenues accruing to BID for regular cleaning and power washing, extra safety patrols, landscape maintenance, improved lighting, events, and continuing education programs for small businesses to remain competitive over time [3]
  - o fully functioning Park Once district with up to 8 parking structures, including the refurbished structure on Bright just north of Philadelphia [1]
  - o full involvement of Whittier College in Uptown, including commercial partnerships with the City of Whittier and Uptown Association, and property investment and mixed-use development [7]

Lead organizations:
[1] City of Whittier
[2] Whittier Redevelopment Agency
[3] Property Owners Association (property-owners business improvement district - PBID)
[4] Merchants Association (Uptown Association / business improvement district - BID)
[5] Private Property Owners
[6] Churches and Social Service Organizations
[7] Whittier College

Before and after images of additional space on sidewalks after removal of excessively large planters and addition of more openings on the street.

3.1.3 First Steps and Tasks

A Promote private sector interest in Uptown Whittier

The vision and benefits of the Specific Plan need to be communicated to the private sector and potential investors. This will fully enable the ability of each property owner to realize the individual economic and land use potential of their property while contributing to the overall revitalization effort.

Step 1	Step 2	Step 3	Step 4	Step 5	Comments
• Visit major stakeholder and community groups to communicate adopted plan • Prepare cable TV interview with Mayor/City Council and Director of Community Development discussing the plan	• Convert Uptown Association from tenant-based Business Improvement District (BID) to property-owner-based BID	• Advertise and promote the plan among industry groups	• Enhance appearance of Uptown via graffiti removal, cleaning of sidewalks, replacement of etched storefronts, strict enforcement of short term parking regulations, keep storefronts lit until at least 10 p.m. every night, and maintain consistent store hours	• Establish Park Once District and fees	• Ongoing public planning process and Uptown beautification process generates momentum demonstrating that implementation of Plan has already started

B Improve public realm through public investment

A major element of Uptown's identity and future is its public realm, especially its landscape--street trees, plantings, and sidewalks. Smaller, phased investments will attract more visitors and retail customers for more frequent and longer visits, and create an attractive physical environment for private investment. Prior to commencing the tree succession plan, the City will commence the planting of street trees around the periphery of Uptown.

Step 1	Step 2	Step 3	Step 4	Step 5	Comments
• Prepare streetscape plan identifying tree replacement species, tree planting design, hardscape treatments, etc.	• Identify first blocks on Greenleaf and/or Philadelphia for aging/damaged trees for replacement in tree succession plan. Begin planting replacement trees on select blocks of Greenleaf and Philadelphia	• Identify first set of excessively large planters on Greenleaf and Philadelphia for removal to widen sidewalks, and in appropriate places, provide small outdoor seating areas for restaurants and cafes	• Remove all large planters on Greenleaf and Philadelphia • Establish permitting process for outdoor seating areas at eating establishments • Begin implementation of street tree replacement planting plan	• Complete tree bulb outs on in diagonal parking on Greenleaf and Philadelphia	• Work closely with community groups interested in street landscape and street tree issues, and with Uptown Association for providing outdoor seating areas

C Establish Park Once District

The Park Once concept is crucial to the success of Uptown, and needs to be established early on. Park Once structures make more effective use of surface parking lots and vacant lots, share parking needs among different land uses, and make Uptown friendly to both automobiles and pedestrians.

Step 1	Step 2	Step 3	Step 4	Step 5	Comments
• Strictly enforce existing parking regulations, and increase revenues from parking • Establish Park Once district and fee structure	• Use existing surface lots and city-owned vacant lots as temporary surface parking lots with fees to accommodate parking while construction of new parking structures begins • Purchase land for future Park Once structures	• Issue RFP for mixed-use development--including Park Once structures lined with residential, retail and/or commercial uses--on former Alpha Beta site and/or on Bright Avenue just south of Philadelphia street	• Fund, design and construct at least one city-owned Park Once structure	• Introduce parking machines for high-demand on-street diagonal parking in the retail core area surrounding the Greenleaf/Philadelphia intersection and adjust parking fees to reach the 85% parking occupancy rate	• Based on the recommendations of the Specific Plan, Uptown Whittier will require a fully developed and detailed Park Once strategy, including regulations, fees, and professional management

D Strengthen the Role of Retail in the Revitalization of Uptown

In addition to private investment, public realm improvements, and a Park Once strategy, the fourth crucial first step is the role of retail: strengthening local retail through storefront improvements, consistent hours, better lighting, and more effective merchandising, and attracting national retail, especially an anchor food store, book and music store, or a clothing store

Step 1	Step 2	Step 3	Step 4	Step 5	Comments
• Work with Uptown Association, Chamber of Commerce and retail consultant to initiate small business education program in Uptown, beginning with simple, effective measures to improve storefront visibility, lighting, and hours	• Strengthen, or revisit, existing retail facade program to help new local retail and assist existing retail with improvements such building facades, storefront redesign, and outside lighting	• Work with Uptown Association, Chamber of Commerce, and retail consultant to convert existing tenant-based Business Improvement District into property-owner based BID and reap benefits of improved property values, higher profits, and over time, increased rents	• Work with Uptown Association, Chamber of Commerce, and retail consultant to revisit existing national retail recruitment strategy, modify approach, and target a retail anchor based on vision of Specific Plan, strong regional housing demand, and ongoing improvements in Uptown	• Establish financial arrangement for Park Once revenues (after operating costs and parking ticket revenues accruing to City of Whittier) to be utilized by BID for ongoing cleaning, safety, landscape maintenance, events, and continuing merchandising education	• Retail strategy needs a systematic and sustained effort with assistance from the most accomplished national retail consultants to help transform the economic vitality of Uptown

3.1.4 First Steps

A. Projects

The table on the next page describes a menu of capital investment initiatives for the Specific Plan area. The choice of the particular initiative will depend on policy priorities and market interest in Uptown Whittier. At the time of preparation of the Specific Plan, the underlying market economics of the area were favorable, with development interest and pressures from a variety of private sources. A key opportunity created by the adoption of the Specific Plan is the increase in intensity and density allowable for development within the Plan area. The City of Whittier should concurrently develop policies and procedures that recapture the value associated with this rezoning. The table on this page lists the actors primarily responsible for each capital investment initiative.

An important step is for the City to adopt a Community Facilities Districts (CFD) that would cover all or part of the Uptown Specific Plan area and require new development to occur under a CFD. An ordinance would create a CFD on a parcel by parcel basis such that as new development projects are negotiated through development agreements, they would be required to participate in the CFD. The ordinance establishing this should be adopted roughly concurrently with the adoption of the Specific Plan.

B. Project Costs and Resources

The table on the next page, Menu of Capital Investment Initiatives, includes planning-level cost estimates for major projects and public improvements. The table also identifies funding sources and financing methods. Key implementation resources include the Whittier Redevelopment Agency (WRA), as follows:

- Portion of the existing 2005 bond issue
  - » $6 to $7 million: Earthquake area
  - » $2 to $3 million: Greenleaf area
- Portion of the new 2007 bond issue
  - » Approximately $8 million: Earthquake area
- Net new increment from the Specific Plan area
  - » Approximately $15 million

It is neither expected nor desirable to spend all these monies on Uptown.

In order for the Plan implementation to move forward, the WRA will have to issue new debt based on the value of the entitlements vested from the Uptown Whittier Specific Plan. This should yield approximately $15 million in supportable debt, which can be combined with existing WRA capital to make public improvements in the Plan area. The $15 million is to be raised through existing scheduled bond issues through approximately 2 year cycles.

In addition to these WRA funds, it will be important to bring in community facilities assessments, including benefit assessment districts and other approaches. A 0.65 to 0.85 levy on net new investment within the Specific Plan area would keep the overall tax burden under 2 percent. The Plan area has the capacity to raise an additional $25 to $35 million to support CFD funded improvements within the Plan area, such as parks and a Park Once district.

The Specific Plan has the capacity to produce $40 to $50 million from new investment generated from the both the net new tax increment plus CFD capacity. In addition, there are other funding sources that could be accessed to support public improvements, some of which could be based on a rational nexus test. These include a broad variety of impact fees which could be directed towards parking, storm water, and other related improvements. Over time, there may be opportunities to access external funding sources for public improvements over the life of the Plan, particularly in the area of transportation and park acquisition as projects can apply opportunistically for State of California support and for other occasional resources from the U.S. government, such as CDBG.

C. Park Once Structures

A major component of the Specific Plan's implementation are the Park Once structures. The illustrative Plan in Section 2.1 suggests a number, location, and building footprints of the Park Once structures, but their actual implementation will occur via the thresholds listed in the table on this page, Sequencing of Park Once Structures. Park Once structures shown in the illustrative plan and transportation diagram are only suggestive, and do not engender any specific expectation on the that particular property. The actual location of each Park Once structure will be conditioned by the geographic pattern of private investment, and a parking structure catchment area of approximately 600 feet in radius from the structure itself.

The calculations in the accompanying table are based on a ratio of 3 parking spaces per 1,000 square feet of retail and commercial space, and a conceptual parking structure of 240 spaces. The conceptual 240 parking-space Park Once structure is an approximate number to determine average dimensions and estimated costs, and is based on a size and scale that is appropriate to the fine-grained fabric of Uptown.

Parking for the first projects in Uptown may be accommodated in a number of ways: as part of the development on the Alpha-Beta site; as a shared agreement with another off-site parking facility nearby; or on the site as a landscaped parking court.

Responsibilities for Capital Investment Initiatives [1]

City of Whittier	Whittier Redevelopment Agency	Public-Private Partnerships	Property-Owner Business Improvement District	Whittier College
	Tree succession plan		Tree succession plan	
	1st Park Once structure	1st Park Once structure		
Mid-block pedestrian crossings				
Install electronic parking payment machines				
	2nd Park Once structure	2nd Park Once Structure		
		Park on/adjacent to former Alpha-Beta site		
Park in southwest quadrant of Uptown	Park in southwest quadrant of Uptown			

[1] Capital investment initiatives are described in table on next page

Sequencing of New Park Once Structures in Uptown

Threshold for Introducing New Structure	Possible Location of New Structure	Notes
1. At least 80,000 square feet of new retail and commercial development (including on former Alpha-Beta site)	Within approximately 600 feet of concentration of new development (including on/adjacent to former Alpha-Beta site)	See Illustrative Plan in Section 2.1 and Park Once Strategy Diagram in Section 2.3 for possible locations of Park Once structures
2. At least 160,000 square feet of new retail and commercial development (including next to and adaptive reuse of old Bank of America building)	Within approximately 600 feet of concentration of new development (including adjacent to old Bank of America building)	See Illustrative Plan in Section 2.1 and Park Once Strategy Diagram in Section 2.3 for possible locations of Park Once structures
3. At least 240,000 feet of new retail and commercial development	Within approximately 600 feet of concentration of new development, especially in close proximity to Greenleaf Avenue and Philadelphia Street	See Illustrative Plan in Section 2.1 and Park Once Strategy Diagram in Section 2.3 for possible locations of Park Once structures
4. At least 320,000 feet of new retail and commercial development	Within approximately 600 feet of concentration of new development, especially in close proximity to Greenleaf Avenue and Philadelphia Street	See Illustrative Plan in Section 2.1 and Park Once Strategy Diagram in Section 2.3 for possible locations of Park Once structures
5. At least 400,000 feet of new retail and commercial development	Within approximately 600 feet of concentration of new development, especially in close proximity to Greenleaf Avenue and Philadelphia Street	See Illustrative Plan in Section 2.1 and Park Once Strategy Diagram in Section 2.3 for possible locations of Park Once structures
6. At least 480,000 feet of new retail and commercial development	Within approximately 600 feet of concentration of new development, especially in close proximity to Greenleaf Avenue and Philadelphia Street	See Illustrative Plan in Section 2.1 and Park Once Strategy Diagram in Section 2.3 for possible locations of Park Once structures

Menu of Capital Investment Initiatives

Name of Capital Investment Initiative	Planning-Level Cost Estimate[1]	Public Share	Private Share	Explanatory Notes	Funding Sources	Funding Mechanisms
Tree succession plan on Greenleaf Avenue and Philadelphia Street	Greenleaf: $ 3,400,000 Philadelphia: $ 3,400,000	$ 6,800,000	To be negotiated	Step 1: Replace every other ficus tree with new tree planted at end of diagonal parking spaces Step 2: Remove remaining trees, plant new trees, and complete sidewalk and curb work Note: Cost estimate does not include improved lighting or site furniture	Whittier Redevelopment Agency (WRA) Property-Owner Business Improvement District (PBID)	50% from 2007 WRA bond issue 50% from 2008 Uptown bond issue Enforced via PBID formation agreement with City of Whittier
Design and build first new Park Once structure either on/adjacent to former Alpha-Beta site, or adjacent to old Bank of America building	$ 8,580,000	$ 5,100,000	$ 3,400,000 [to be negotiated]	Cost estimate is based on the design of a medium-size parking structure that is appropriate to the scale, fabric, and streets of Uptown Whittier: A structure with approximately 240 spaces, 114,400 square feet, and 4 levels of parking, including the roof Note: Structure to be lined with retail, commercial, or residential uses that are not included in the cost estimate	Whittier Redevelopment Agency Public-private partnerships	Request for Proposals Development Agreement [plus some from existing 2005/2007 bond issue]
Implement mid-block pedestrian crossings	$ 560,000	$ 560,000	0	Two signalized mid-block pedestrian crossings on Painter at Bailey and Wardman, and two pedestrian mid-block crossings with signs on Greenleaf between Penn and Wardman and between Bailey and Hadley	City of Whittier	Capital Improvement Program
Install up to 32 electronic multi-space parking payment machines	$ 320,000[2]	$ 320,000	0	Solar powered pay and display parking machines to be installed along Greenleaf and Philadelphia, starting with the retail core at the center of Uptown	City of Whittier	Capital Improvement Program
Design and build second new Park Once structure, either on/adjacent to former Alpha-Beta site, or adjacent to old Bank of America building	$ 8,580,000	$ 5,100,000	$ 3,400,000 [to be negotiated]	Cost estimate is based on the design of a medium-size parking structure that is appropriate to the scale, fabric, and streets of Uptown Whittier: A structure with approximately 240 spaces, 114,400 square feet, and 4 levels of parking, including the roof Note: Structure to be lined with retail, commercial, or residential uses that are not included in the cost estimate	Whittier Redevelopment Agency Public-private partnerships	Request for Proposals Development Agreement [plus some additional amount from 2008 Uptown bond issue]
Design and build park on/adjacent to former Alpha-Beta site	$ 900,000	0	$ 900,000	Estimated park size is approximately 45,000 square feet	Public-private partnerships	Development Agreement
Design and build park in southwest quadrant of Uptown	$ 1,008,000	$ 1,008,000	0	Estimated park size is approximately 50,400 square feet	City of Whittier Whittier Redevelopment Agency	City-wide park impact fees Community Benefits Assessment Dist.
Design and build between 1 and 4 new Park Once structures, depending on amount of retail and commercial development, and trip generation in Uptown	Cost of each: $ 8,580,000	$ 5,100,000	$ 3,400,000 [to be negotiated]	Cost estimate is based on the design of a medium-size parking structure that is appropriate to the scale, fabric, and streets of Uptown Whittier: A structure with approximately 240 spaces, 114,400 square feet, and 4 levels of parking, including the roof Note: Each structure to be lined with retail, commercial, or residential uses that are not included in the cost estimate	Whittier Redevelopment Agency Public-private partnerships	Request for Proposals Development Agreement [plus some additional amount from 2008 Uptown bond issue]
Design and build park in southeast quadrant of Uptown	$ 800,000	$ 800,000	0	Estimated park size is approximately 40,000 square feet	City of Whittier Whittier Redevelopment Agency	City-wide park impact fees Community Benefits Assessment Dist.

Notes:
[1] Cost estimates for tree succession plan and parks are based on numbers provided by the landscape architecture firm of Fong Hart Schneider + Partners.
[2] Cost estimate is provided only as a guide and is based on similar solar powered pay and display machines installed in Sacramento, CA in 2007.
All other estimates are provided by the civil engineering firm of Danjon Engineering.
All figures are planning-level estimates for identifying a general range of potential costs only, and are subject to further refinement during the life of this Specific Plan.

The diagram on this page and the table on the following page describe the programmatic capacities of the Uptown Specific Plan area, as envisioned by the scenario of the illustrative plan. The capacities are measured in gross square footage, and include the following categories: retail, commercial (e.g. office and services), residential, and civic and institutional (including public and non-profit properties, such as those owned by churches, Whittier College, and the school district). The square footage calculations are subject to change, depending on public policy decisions and market demand conditions. The programmatic capacities calculations are nonetheless useful for estimating funding requirements, revenues generated, and environmental impacts. The capacities in the table are approximately 80% of the full development capacity of the Uptown Whittier Specific Plan area.

Key:

Description

A1 Block reference

Uptown Specific Plan area boundary

Block by Block Uptown Whittier Specific Plan Programmatic Capacities Diagram

Block #	Retail sq. ft.		Commercial sq. ft.		Residential sq. ft.		Civic and Institutional sq. ft.	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
A1	-	5,400 sf	-	-	*6,600 sf*	5,800 sf	-	-
A2	-	-	-	-	*16,300 sf*	-	-	-
A3	-	10,800 sf	-	-	-	10,800 sf	*20,400 sf*	-
A4	-	-	-	-	*39,000 sf*	-	*57,500 sf*	3,700 sf
A5	-	-	*8,100 sf*	-	*13,400 sf*	18,200 sf	-	-
A6	-	-	*2,500 sf*	-	*1,000 sf*	11,000 sf	-	-
A7	-	-	*26,000 sf*	-	*7,000 sf*	-	-	-
A8	-	-	*6,300 sf*	-	*12,200 sf*	-	-	-
B1	-	9,200 sf	-	-	*78,600 sf*	49,500 sf	-	-
B2	-	5,500 sf	-	-	*10,100 sf*	15,800 sf	*35,400 sf*	-
B3	-	133,000 sf	-	-	-	54,600 sf	-	-
B4	*7,000sf*	-	-	-	-	110,600 sf	-	-
B5	*2,300 sf*	47,900 sf	*18,900 sf*	21,500 sf	*8,000 sf*	84,500 sf	-	-
B6	-	-	-	-	*42,200 sf*	41,000 sf	-	-
B7	-	-	-	-	*28,000 sf*	-	*500 sf*	-
B8	-	-	-	-	*45,400 sf*	19,600 sf	-	-
C1	*10,100 sf*	-	-	-	*52,200 sf*	28,900 sf	*14,900 sf*	-
C2	*21,800 sf*	5,000 sf	-	-	*34,400 sf*	42,000 sf	-	-
C3	*26,400 sf*	22,300 sf	-	46,200 sf	-	65,400 sf	*25,500 sf*	-
C4	*19,300 sf*	38,900 sf	*19,300 sf*	33,000 sf	-	57,600 sf	-	-
C5	*37,700 sf*	35,800 sf	*28,700 sf*	35,800 sf	-	55,800 sf	-	-
C6	*14,500 sf*	40,500 sf	*11,500 sf*	55,800 sf	-	-	*24,500 sf*	4,500 sf
C7	-	-	-	-	-	39,400 sf	*119,800 sf*	-
C8	-	18,100 sf	*16,100 sf*	35,600 sf	*23,500 sf*	2,100 sf	*36,100 sf*	-

Block #	Retail sq. ft.		Commercial sq. ft.		Residential sq. ft.		Civic and Institutional sq. ft.	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
D1	-	-	-	7,500 sf	*18,000 sf*	72,500 sf	*16,900 sf*	-
D2	*3900 sf*	-	-	3,800 sf	*91,000 sf*	28,100 sf	-	-
D3	-	2,200 sf	-	12,400 sf	*4,400 sf*	89,200 sf	*4,300 sf*	-
D4	*4,400 sf*	68,700 sf	-	69,000 sf	*34,300 sf*	126,800 sf	-	-
D5	*41,100 sf*	29,900 sf	*100,600 sf*	22,200 sf	-	81,900 sf	-	-
D6	-	15,700 sf	-	-	*25,900 sf*	51,000 sf	-	-
D7	*30,400 sf*	-	-	-	*64,600 sf*	24,900 sf	*29,300 sf*	-
D8	*14,600 sf*	-	-	-	*36,800 sf*	9,800 sf	*6,500 sf*	-
E1	-	-	-	-	-	22,700 sf	*64,700 sf*	-
E2	-	-	-	-	*75,700 sf*	69,700 sf	-	-
E3	-	-	-	-	*60,700 sf*	64,600 sf	-	-
E4	-	39,000 sf	-	4,400 sf	-	109,800 sf	41,500 sf	-
E5	*68,700 sf*	15,600 sf	*69,800 sf*	-	*97,300 sf*	35,800 sf	-	-
E6	-	-	-	-	*69,400 sf*	53,800 sf	-	-
E7	-	-	*14,800 sf*	16,700 sf	*55,800 sf*	10,600 sf	-	-
E8	-	-	*23,900 sf*	-	*42,200 sf*	59,800 sf	-	-
TOTAL	302,200 sf	543,500 sf	346,500 sf	363,900 sf	1,094,000 sf	1,623,600 sf	433,100 sf	8,200 sf
	845,700 sf		710,400 sf		2,717,600 sf		506,000 sf	
	4,779,700 sf							

Note: The land use area square footages in the above table are approximate and are meant to convey orders of magnitude (rather than specific quantities) of each type of land use on each city block. The numbers are compiled from a variety of sources, including the 2006 Los Angeles County Tax Assessor's website, 2004 aerial photographs of Uptown, and the build-out scenario proposed in the illustrative plan shown in Chapter 2 of this Specific Plan.

3.3.1 Funding and Implementation

The improvements encapsulated in the Uptown Whittier Specific Plan will be financed through a variety of partnerships and private capital investment. As Uptown transitions in the mix and intensity of land uses, there will be corresponding incremental public improvements that can support and facilitate the development. All of the Plan area is within two of the City's existing redevelopment project area boundaries and will be eligible to access tax increment financing (TIF) as part of the overall redevelopment strategy for the plan funding priorities. The majority of the plan area falls within the Whittier Earthquake Redevelopment Project, while approximately 3 blocks fall within the Greenleaf Avenue Redevelopment Project.

The goal of the Specific Plan is to require that development "pay for itself" by accessing public and private financing mechanisms that can be used to pay for public improvements. There are a number of issues when relying on redevelopment TIF revenues:

- A significant up-front investment via redevelopment revenues is possible only if the agency has access to 'uncommitted' cash flows resulting from existing tax increments (TI).
- New development will generate TI that can recourse back to fund public improvements related to that development; however, this can happen only when actual projects have been identified.
- The agency may issue new bonds to pay for some of the up-front costs; however, this is unlikely if these bonds are not related to specific project-driven improvements, or related to housing.

3.3.2 Financing Options

All the capital funding requirements in the Specific Plan should be used in a descending order of preference, as follows:

A. Tax Increment Created By New Investment

The net available tax increment (less affordable housing set-aside where relevant) generated directly by project capital investment in Uptown should be redirected to public improvements for implementation of the Specific Plan, rather than towards public improvements elsewhere in the redevelopment project area outside of the Plan area.

B. Tax Increment Generated by the Entire Project Area

The Specific Plan area should be identified as the development priority for the two redevelopment project areas and any net new increment generated by private investment or any existing unencumbered free cash flow available to the Redevelopment Agency that is currently being generated within the Project Area (less pass-throughs and the affordable housing set-aside where relevant) should be directed to support public improvements within the Specific Plan Area. Additional tax increment revenues will need to be dedicated beyond what is generated within the Specific Plan boundaries.

C. Community Facilities Districts

Use of community facilities district (Mello-Roos) financing should be made available to all private investment that occurs within the Specific Plan area. Mello-Roos financing is a discretionary financing mechanism which the City of Whittier may extend to qualifying projects. The developer or property has access to capital at sub-market rates to provide for infrastructure and public improvements associated with the eventual debt associated with those capital investments being recourse back to the property owner rather than to the City of Whittier. Mello-Roos community facilities district is a financing tool used throughout California and may be a tool for the residential components of the Specific Plan.

D. Benefit Assessment Districts

This is a set of special annual ongoing assessments that function as overrides over and above the existing property tax assessment limitations imposed by Proposition 13 and its various amendments. When a benefit assessment district is adopted, its annual collections can be used for ongoing operations and maintenance of landscaping, lighting, street sewer maintenance, and other public costs, as well as the financing of major capital improvements. This will be the key tool in overcoming operating cost funding gaps identified in the fiscal analysis section.

E. Property Owner Based Business Improvement District (BID)

Although the Uptown retail district has a Tenant BID, it is highly recommended that a property owner BID be established in the area in order to increase funding and stability of the BID. Unlike ad valorem property tax programs, BIDs seek to add specific benefits within a selected business area. They are financed through special assessments on commercial property within a designated district. After petitioning the city to form a BID, passage requires a 50 percent approval by property owners in the area. Once formed, BIDs are governed by a board of directors elected by property owners rather than residents. The board ensures that all BID property owners contribute to the district, though their powers are often limited to an annual budget review.

BID revenues are intended to act as additional revenue rather than a replacement for general funding from the city. For this reason, BID fees are required to stay within the district. Fees are collected from the city, and all assessment funds are returned to the district through annual contract agreements. Fees vary among businesses and are often assessed according to the property's size and location. Collected revenue provides operational expenses and varying services, including park and open space maintenance and private security forces. Some BIDs in California also use BID fees for marketing their respective areas through brochures, tourist information, and special events. California law limits a BID's existence to 5 years, after which the BID must be renewed or terminated.

One of the challenges in forming a property-owner-based BID is when a larger share of the property owners is non-local, especially when they are reside outside the metropolitan area or the state. An inventory of property ownership is likely reveal the mix of ownership in the area. The City and/or the retailers may have to initially engage the property owners through some advocacy efforts in communicating the overall benefits of forming a BID, and how it can leverage self assessed revenues as well as a common decision making platform to attract a much larger customer base, reap higher profits, and yield higher returns on property and small business investments.

F. Impact Fees

The City of Whittier currently does not levy any development impact fees (excluding seismic instrumentation fees, a general plan update fee, and a public art funding fee). In order to be able to provide high quality amenities, fees and assessments tied directly to the construction of new dwelling units or the addition of new square footage of retail and commercial use should also be considered as part of the implementation strategy in order to offset capital costs. Impact fees are subject to a test of "rough proportionality" and would require a more detailed cost analysis, depending on the types of impacts that are anticipated to be mitigated through the development process. Impact fees can be especially effective in offsetting capital costs related to parks and open space acquisition and development, parking facilities, and public and civic facilities.

G. Grants and Other Public Resources

A number of grants and other public resources will need to be leveraged to realize the vision for Uptown Whittier, including:

1. Federal Historic Preservation Tax Credits In general, a dollar of tax credit reduces the amount of income tax owed by one dollar. The Federal Historic Preservation Tax Credits can be availed under two categories :

- The 20% rehabilitation tax credit equals 20% of the amount spent in a certified rehabilitation of a certified historic structure.
- The 10% rehabilitation tax credit equals 10% of the amount spent to rehabilitate a non-historic building built before 1936.

2. Community Development Block Grants (CDBG) The CDBG program by the U.S. Department of Housing and Urban Development (HUD) is a flexible program that provides communities with resources to address a range of community development needs. The CDBG program provides annual grants on a formula basis to units of local government and states. As a community of more than 50,000 people, Whittier is entitled to receive funds directly from HUD annually. Whittier's FY 2006 CDBG allocation was $982,825. In addition Whittier also received funds under separate HUD programs totaling $478,108. Although these funds are likely to be earmarked for current projects, future CDBG funds should be at least partially directed to the Uptown Specific Plan area, subject to authorization within the Plan area (e.g. for affordable housing co-developed with churches) and adjacent areas.

3.3.3 Redevelopment and Tax Increment Potential

To determine the supportable capital costs associated with the net new investment implied by the Specific Plan, Economic Research Associates (ERA) undertook an analysis of the assessed valuation implied by the Plan's development program. In this analysis the following assumptions were made:

- Prices for capital costs are expressed in constant 2006 dollars
- California redevelopment laws regarding pass-throughs and the financial transactions of redevelopment agencies do not change over the forecast period.
- Development phasing occurs in the order that is described within the Specific Plan document.
- New product is absorbed by the market at rates equivalent to 2006 prices.

A. Development Program

This represents the total development capacity associated with plan entitlements. This analysis is based on identifying the total potential development that could be physically accommodated within the plan area, given its land use and urban design strategy. It is not clear that this full amount will be absorbed in the manner described, and trade-offs between one or more land uses may occur as differing program types are exchanged within the parameters of the form-based code and market conditions.

Table 3-1, at right, shows the development program by phase and type of development product, including residential and nonresidential land uses. In total, the project is anticipated to add approximately 1,000 new dwelling units at build-out and approximately 1.8 million square feet of non-residential (i.e. retail and commercial) land uses. Table 3-2 translates this development program into an estimate of assessed valuation based on average sales prices or construction costs associated with each of the categories of the program. ERA anticipates that there will be just under $530 million in total net new residential assessed valuation and approximately $230 million in net new nonresidential assessed valuation created by the Specific Plan project at build-out.

B. Redevelopment Analysis

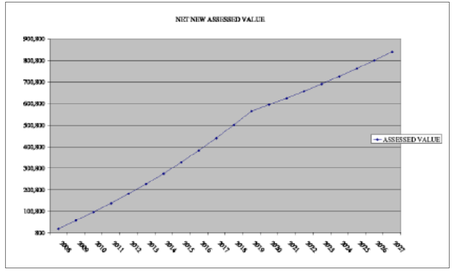
The Uptown Specific Plan area is contained within two separate project redevelopment project areas. The majority is contained within the boundaries of the Earthquake Recovery Project Area and a second smaller portion in the south end of the plan area is contained within the Greenleaf /Uptown Project Area. This will mean that public improvements that are required for this Specific Plan can be funded in part by tax increment financing based on the value of the new private investment that occurs within the plan area. This section will illustrate the available cash flow that will be generated by this development by phase and at build out. Each new investment in properties within the project area will generate new assessed valuation that can be captured (the tax increment) to fund the infrastructure, streetscape, civic buildings and public works that have been identified elsewhere in the plan.

Figure 3-1 shows the growth in assessed valuation for the development program given the limitations imposed by proposition 13 measured against a 3 percent appreciation rate for all real property and a 5% annual turnover rate which accounts for sales of properties which will result in reassessments over time. This new private investment would generate cash flow to the redevelopment project areas over time. Table 3-3 shows the results of this analysis for both project areas and includes existing uncommitted cash flow that is available to the agency.

If the project develops to its maximum capacity it can be expected to generate average annual revenues of over $7.9 million to the redevelopment agency. Over a 20-year time frame this would result in a total committable cash flow of over twenty years of around $158 million. This cash flow, depending on interest rates and credit quality would potentially be able to support between $63 and $83 million in bonded indebtedness by the redevelopment agency. This cash flow is illustrated in Table 3-3 as a time series based on the anticipated phasing described in the development program.

Total Development Program

			Phase 1	Phase 2	Phase 3	Phase 4	Total
Private Investment							
Residential							
Accessory	DU		0	0	9	18	27
Multi Plex	DU		0	42	51	0	105
Rear Walk	DU		0	0	9	6	15
Bungalow Court	DU		0	54	54	0	108
Live Work	DU		0	0	22	22	44
Courtyard	DU		173	174	0	0	347
Flats	DU		0	81	81	126	240
Loft	DU		74	37	0	0	111
TOTAL			74	370	410	172	1026
Non Residential							
Retail	Sq. Ft.		0	217,000	178,000	145,000	540,000
Commercial	Sq. Ft.		0	2,700	110,157	251,263	363,000
TOTAL			0	220,100	283,487	400,263	903,850



Assessed Valuation

			Sq. ft	Sq.ft	Average $ Per Unit	Phase 1	AV Phase 2	Phase 3	Phase 4	TOTAL
Residential										
Accessory	DU		625	350	225,000	-	-	2,025,000	4,050,000	6,075,000
Multi Plex	DU		1350	350	450,000	-	21,870,000	44,550,000	-	66,420,000
Rear Walk	DU		1200	350	450,000	-	-	3,420,000	3,420,000	6,840,000
Bungalow Court	DU		1500	450	540,000	-	29,160,000	29,160,000	-	58,320,000
Live Work	DU		2100	650	720,000	-	-	15,840,000	15,840,000	31,680,000
Courtyard	DU		1350	350	540,000	-	93,420,000	93,420,000	-	187,040,000
Flats	DU		1250	350	450,000	-	36,450,000	36,450,000	54,675,000	126,675,000
Loft	DU		850	340	225,000	33,300,000	11,250,000	-	-	33,525,000
TOTAL						33,300,000	191,570,000	214,875,000	78,675,000	518,420,000
Non Residential										
Retail	Sq. Ft.			150		-	32,537,000	32,537,000	18,450,000	83,525,000
Commercial	Sq. Ft.			150		-	405,000	17,550,750	40,345,250	58,301,000
TOTAL						-	32,942,000	50,087,750	58,795,250	141,825,000

Above, left: Table 3-1: Total development program, based on illustrative plan

Above: Figure 3-1: Graph showing net new assessed value over time

Left: Table 3-2: Assessed valuation based on average sales price or construction costs

Note: DU = Dwelling Units
Sq. Ft. = Square Feet

Below: Table 3-3: Flow of funds

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Cumulative New AV	$ 20,317	$ 57,755	$ 97,081	$ 138,365	$ 181,262	$ 227,337	$ 275,121	$ 327,291	$ 383,038	$ 441,021	$ 501,523	$ 565,751	$ 625,112	$ 675,821	$ 697,558	$ 671,494	$ 726,567	$ 751,337	$ 781,424	$ 814,430
Earthquake Recovery Project Area [1]	$ 1,571	$ 1,132	$ 1,268	$ 1,425	$ 1,607	$ 1,793	$ 1,989	$ 2,194	$ 2,408	$ 2,628	$ 2,735	$ 4,152	$ 4,412	$ 4,652	$ 4,521	$ 5,039	$ 773	$ 771	$ 773	$ 775
Greenleaf Uptown Project Area [1]	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 84	$ 157	$ 232	$ 556	$ 231	$ 205	$ 290	$ 185	$ 108	$ 118	$ 113	$ 58	$ -
Total taxes collected	$ 1,571	$ 1,132	$ 1,268	$ 1,425	$ 1,607	$ 1,793	$ 1,989	$ 2,278	$ 2,565	$ 2,860	$ 2,991	$ 4,383	$ 4,617	$ 4,942	$ 4,706	$ 5,147	$ 891	$ 884	$ 831	$ 775
Cumulative cash flow by Agency (non-bonding)	$ 1,571	$ 1,132	$ 1,268	$ 1,425	$ 1,607	$ 1,793	$ 1,989	$ 2,278	$ 2,565	$ 2,860	$ 2,991	$ 4,383	$ 4,617	$ 4,942	$ 4,706	$ 5,147	$ 891	$ 884	$ 831	$ 775

Cumulative committable cash flow	$ 46,801	
Average annual cash flow	$ 2,433	
Supportable Capital Costs	83,422	High Estimate (5.5 %)
	63,416	Low Estimate (8 %)

~$20 million from existing financing capacity

Net Present Value of 5%	$58,734

Source: [1] HdL companies 2007 analysis of net new increment

3.3.4 Fiscal Impact Analysis

The objective of the fiscal impact analysis is to estimate the net fiscal costs or revenues to the City of Whittier during a stable operating year, at build out of the Uptown Specific Plan. The costs and revenues are based on the City's current operating scenario using information from the adopted 2005-06 budget. This is a preliminary analysis, with the primary objective of identifying the order of magnitude impacts and gauging any gaps in cost coverage. These impact calculations are based on the net new growth in the proposed Specific Plan area as represented by the illustrative plan scenario (see Chapter 2). It is important to note that the illustrative plan represents a build out scenario of development capacity in the area, and is not necessarily a representation of what may actually be absorbed by the market. For the purposes of this analysis, however, ERA has made certain preliminary absorption assumptions for the residential and non-residential uses as illustrated in the RDA revenue calculation section. Net fiscal impacts to the City's General Fund are presented on an annual basis over a 20-year period.

A. Revenue Factors

As shown in Table 3-4, we have identified revenue streams that are likely to be affected by incremental growth in the project area and allocated a pro-rata share attributed to land use type. We have derived this share by converting non-residential uses to an Equivalent Dwelling Unit (EDU) format. As the project is in a Redevelopment Project area no property tax revenues are assumed to flow into the General Fund. A number of other revenue streams are calculated separately based on project specifics.

B. Retail Sales

Table 3-5 presents taxable retail sales calculations for the project area (presented in 5-yearly increments). There are two components of taxable retail sales. The first is the potential retail expenditures from new residents, captured in the City of Whittier, outside the project area, and the second is net new taxable retail sales generated within the project area. ERA has assumed a capture rate of 25 percent in terms of new taxable expenditures from residents, and has assumed retail sales of $200/s.f. for new retail space within the project area – net of any internal transfers.

General Fund Revenues

	Adopted (2005-06)	Affected by Growth	Pro-Rata Factor	Per * EDU	Per Employee
Taxes					
Property Taxes	$ 2,759,984	n.a.	n.a.		
Sales and Use Tax	9,196,810	Y	Calculated Separately		
Franchise Tax	1,840,000	Y	EDU	29.85	
Utility Users Tax	7,280,000	Y	EDU	206.66	
Transient Occupancy Tax	330,000	Y	n/a		
Business Licenses	830,000	Y	Employees		23.14
Fines and Forfeitures	672,500	Y	EDU	19.33	
Motor Vehicle in lieu	5,456,337	Y	Calculated Separately		
Use of Money & Property	685,540	N	-		
SFS Policing Contract	3,820,221	N	-		
Charge for Services					
Contract Govt.	1,334,723	Y	EDU	44.63	
Others	2,972,040	Y	EDU	85.31	
Other Misc. Revenues	3,447,843	Y	EDU	156.37	
Transfers In	1,294,550	N	-		
	$ 43,481,520			$342.15	$ 23.14

* EQUIVALENT DWELLING UNIT

Above: Table 3-4: General Fund Revenues

Note: Numbers in tables are based on budget at the time of the preparation of the Specific Plan.

Below: Table 3-6: General Fund Expenditures

General Fund Expenditures

	Adopted (2005-06)	Affected by Growth	Variable 1Yr	Variable 12yr	Pro-Rata Factor	Per EDU
City Council	$ 61,583	Y	35%	$ 22,954	EDU	$ 0.64
City Attorney	264,044	Y	35%	92,415	EDU	2.63
City Manager	1,379,224	Y	35%	482,763	EDU	
City Clerk / Treasurer	1,318,450	Y	35%	461,458	EDU	13.14
Human Resources	595,011	Y	35%	208,254	EDU	5.88
Community Development	1,538,184	Y	65%	1,000,020	EDU	28.07
Library	2,881,974	Y	100%	2,881,974	EDU	82.72
Parks	4,084,752	Y	100%	4,084,752	EDU	117.25
Community Services	3,033,906	Y	75%	2,275,430	EDU	65.31
City Controller	1,280,807	Y	35%	448,282	EDU	12.86
Public Works	5,718,771	Y	50%	2,859,386	EDU	147.27
Police				-		-
Administration	16,456,363	Y	100%	16,456,363	EDU	472.38
SFS Policing Team	5,857,916	N		-		-
Code Enforcement / Liens	385,186	Y	100%	385,186	EDU	11.06
Whitwood Mall	149,564	Y	100%	149,564	EDU	4.29
Local Law Enforcement Block Grant	71,871	N		-		-
CLUPS in School	341,780	Y	100%	341,780	EDU	9.81
	$ 43,313,516			$ 34,433,159		$ 973.86

* EQUIVALENT DWELLING UNIT

Retail Sales

		Year 1 2008	Year 5 2012	Year 10 2017	Year 15 2022	Year 20 2027
Residential (Units)						
Armacost	27	0	0	5	15	27
Mixed Flex	136	0	28	99	136	136
Rose Walk	16	0	0	6	11	16
Bungalow Court	108	0	36	84	108	108
Live Work	44	0	0	14	31	44
Courtyard	347	0	115	277	347	347
Flats	246	0	40	97	167	246
Loft	111	74	99	111	111	111
Total Units	1035	74	319	693	926	1035
HH Income ($MM)		$5,180	$31,382	$72,981	$98,199	$118,719
Retail Expenditures ($MM)	35%	1,813	11,184	25,543	34,370	38,052
Capture Outside SPA ($MM)	15%	$ 272	$ 1,678	$ 3,832	$ 5,155	$ 5,708
Cumulative Retail s.f.		-	145,267	323,680	450,188	543,508
On Site Retail Sales @	Sales s.f. $200.00	$ -	$ 29,053	$ 64,736	$ 90,038	$ 108,702
Total Taxable Sales ($MM)		$ 272	$ 30,731	$ 68,568	$ 95,193	$ 114,410
Sales Taxes		$ 2,720	$ 307,314	$ 685,675	$ 951,928	$ 1,144,097

Above: Table 3-5: Retail Sales

Below: Table 3-7: Project Annual Fiscal Impacts

PROJECT ANNUAL FISCAL IMPACTS ($000s)

		Year 1 2008	Year 5 2012	Year 10 2017	Year 15 2022	Year 20 2027
Population		111	717	1,456	2,222	2,438
Dwelling Units		74	319	693	926	1,035
Employees		-	285	843	1,491	2,127
EDU[1]		74	368	854	1,173	1,390
Property Taxes[2]	$	3	$ 23	$ 62	$ 169	$ 217
Sales Taxes		3	307	686	952	1,144
VLFA[3]		20	176	428	638	816
MVLF[4]		1	5	11	14	16
Other Revenues[5]		40	200	452	637	754
TOTAL REVENUES	$	66	$ 713	$ 1,638	$ 2,411	$ 2,946
TOTAL EXPENDITURES[6]	$	72	$ 359	$ 812	$ 1,144	$ 1,354
NET IMPACTS	$	(6)	$ 354	$ 826	$ 1,267	$ 1,592

[1] Based on Property Tax 'Pass Through' to the City
[2] EDU = Equivalent Dwelling Unit assuming 1 employee equals 0.5 residents
[3] Vehicle License Fee Adjustment Amount (Property Tax backfill based on Assessed Value Increases)
[4] Motor Vehicle License Fees (Based on SCO Data)
[5] Based on Citywide EDU factors for revenues and costs from the Adopted 2005-06 Budget

C. Cost Factors

Table 3-6 presents current General Fund expenditures incurred by the City of Whittier. Fire protection is provided through LA county through a district, and fire prevention services are paid through property taxes. Note that the City does not have any Fire Protection expenditures since it is a County responsibility. In order to calculate per-unit cost factors allocated by land use (pro-rated on an EDU basis), ERA has adjusted the total current departmental expenditures to reflect variable costs only. This adjustment allows for more realistic marginal cost increases and economies of scale; for example, certain departmental costs will remain fixed irrespective of physical growth (primarily associated with administrative functions).

D. Net Impact – Current Scenario

Table 3-7 and Figure 3-2 present total fiscal revenues generated from the plan area under current conditions. As seen in the Table, new growth will contribute approximately $4 million in annual fiscal revenues. The estimated expenditures are approximately $1.7 million annually. ERA has estimated motor Vehicle License Fee (VLF) and VLF adjustment amounts from the state as separate line items based on the latest data from the California State Controller's Office. Note that the significant amount of VLF adjustment is generated by the property tax backfill from the State based on assessed valuation increases in the City. The net fiscal impact to the City's General Fund based on the above scenario is approximately $2.3 million at build out, which increases marginally over future years VLF adjustment amounts increase due to AV increases from turnovers. The General Fund will receive property tax revenues after the Redevelopment Projects expire.

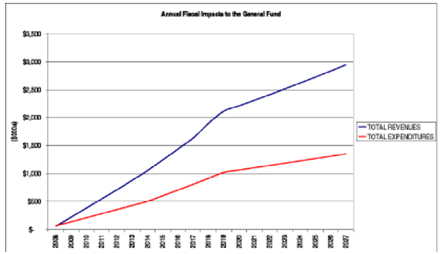


Figure 3-2: Annual Fiscal Impacts to the General Fund

E. Statement of Consideration

Traffic demand increases generated by the Specific Plan will result in the need for intersection, roadway and pedestrian improvements in various locations of the City as detailed in the traffic study. The identified mitigation measures, if implemented, will maintain operations within City standards of acceptability.

Determining when various mitigation measures are required will necessitate the development of a traffic monitoring program by the City. The program will measure roadway service levels on a yearly or semi-annual basis. When an intersection or roadway segment is determined to be operating below the acceptable threshold, the City will make a determination as to the implementation of the appropriate mitigation measure (as generally set forth in the traffic study). Measures for pedestrian improvements will also be determined by the City Council.

Payment for the improvements shall be determined by the City Council. The City currently has no traffic management impact fee program to charge such costs against future development. Prior to the determination of need for the mitigation the City will investigate and determine appropriate mechanisms for funding improvements.

The mitigation measures identified are standard roadway improvements, therefore they are feasible for implementation. However, because the City does not have financing mechanisms identified currently that will provide for mitigation implementation, there could be significant and unavoidable impacts to traffic from development of the Specific Plan.

3.4.1 Water Supply

A. Existing Conditions

The Uptown Whittier Specific Plan area is served by water distribution piping ranging in size from 4 inches to 12 inches. Water supply is provided by the City of Whittier.

B. Proposed Improvements

To support the potential development of the Plan, the following necessary:

Penn Street: Install a 12-inch pipeline from Whittier Boulevard on the west to Painter Avenue on the east.

C. Estimated Costs

The estimated cost of installing the new water supply pipe is $1,969,000.

3.4.2 Sewage Disposal

A. Existing Conditions

The Uptown Whittier Specific Plan area is served by the City of Whittier's sanitary sewer system. This system contains sewage collection piping ranging in size from 6 inches to 10 inches.

B. Proposed Improvements

To support the potential development of the Plan, the following necessary:

1. Alley just east of Newlin, between Wardman and Philadelphia: Replace 6 inch pipe with 10 inch pipe at lower profile elevation
2. Alley just east of Milton, between Wardman and Bailey: Replace 6 inch pipe with 10 inch pipe at lower profile elevation
3. Alley just east of Greenleaf, between Wardman and Hadley: Replace 6 inch pipe with 10 inch pipe at lower profile elevation
4. Alley just east of Bright between Wardman and Hadley, connecting to alley just north of Park until Friends: Replace 6 inch pipe with 10 inch pipe at lower profile elevation
5. Alley just east of Washington, between Wardman and Bailey: Replace 6 inch pipe with 10 inch pipe at lower profile elevation

C. Estimated Costs

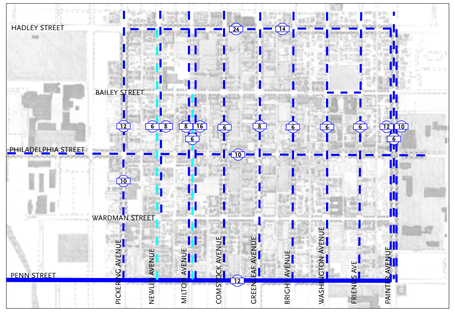
The estimated cost of installing the new sewage disposal pipes is $1,674,000.

Key

Type

- Proposed Water Supply Line
- Existing Water Supply Line
- Abandoned Water Supply Line
- 10 Size of line (in inches)

Note: This is an estimate based on knowledge at the time of preparation of the Specific Plan. Water supply requirements and proposed improvements shall be consistent with the City of Whittier Master Plan, approved by City Council on May 13, 2008 and future addenda. Future development and redevelopment should evaluate demand and fire flow requirements at an appropriate stage of plan preparation and submittal and approval process, to determine whether additional improvements or upgrades are necessary.

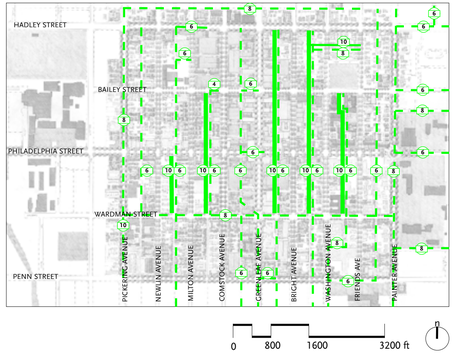


Key

Type

- Proposed Sewer Line
- Existing Sewer Line
- 10 Size of line (in inches)

Note: This is an estimate based on knowledge at the time of preparation of the Specific Plan. This sewage plan shall be consistent with the City master plan currently underway.



3.4.3 Stormwater Drainage

A. Existing Conditions

The Uptown Whittier Specific Plan area is served by a stormwater drainage system consisting primarily of 8 inch diameter pipes.

B. Proposed Improvements

The area has a history of draining well within the street right-of-way, and thus no new drainage facilities are proposed.

3.4.4 Other Utilities

A. Natural Gas

The Uptown Whittier Specific Plan area is served by the Southern California Gas Company, which has indicated that the existing infrastructure is a grid pattern of gas facilities in a range of sizes, and is adequate to serve the proposed development.

B. Electricity

The Uptown Whittier Specific Plan area is served by the Southern California Edison Company, which was unable to provide the labor and material cost necessary to serve the increased density. The civil engineering firm, Danjon Engineering, estimates the cost of underground lines and additional transformers to be approximately $1,500,000.

C. Telephone

The Uptown Whittier Specific Plan area is served by Verizon, which has indicated that they service the area via a grid pattern and no change in the existing infrastructure is required for the proposed development.

D. Cable (including internet connections)

The Uptown Whittier Specific Plan area is served by Charter Communications with existing overhead CATV and fiber-optics cable. To support the development of the Plan, approximately 4.5 miles of CATV and fiber optic cable is required. The estimated cost of installing the conduits is approximately $1,500,000.

3.4.5 Financing

Improvements to infrastructure should be made as additional capacity is required, and should be financed through user fees.

Key

Type

- Existing Storm Drainage Line - Los Angeles County Flood Control District
- Existing Storm Drainage Line - City of Whittier
- 10 Size of line (in inches)

4.1.1 Introduction

This Chapter of the Uptown Whittier Specific Plan provides detailed regulations for development and land uses within the specific plan area, and describes how these regulations will be used as part of the City's development review process. This Code is intended to provide for the continuing evolution of Whittier's core into a place where:

A. A mixture of land uses includes stores, workplaces, residences, and civic buildings within walking distance of one another;

B. Streets are attractive to pedestrians and also conveniently and efficiently accommodate the needs of cyclists and the automobile;

C. Transit (e.g. bus) is leveraged to create and serve this district and the greater community; and

D. New and remodeled buildings work together to define the pedestrian-oriented space of the public streets within the downtown, and are harmonious with each other and the desired character, as described in this Specific Plan.

4.1.2 Applicability of Development Code Standards

Proposed development, subdivisions, and new land uses within the specific plan area shall comply with all applicable requirements of this Code, as follows:

A. Regulating Plan (Section 4.3.1)

The Regulating Plan defines the zones within the specific plan area, identifies the parcels included within each zone, and describes, zone by zone, the standards for building placement, design, and use consistent with the allowable uses identified in Table 4-1.

B. Use Standards (Section 4.3.2)

This section identifies the land use types allowed by the City in each of the zones established by the Regulating Plan. A parcel within the specific plan area shall be occupied only by land uses identified as allowed within the applicable zone by Section 4.3.1, subject to the type of City approval (for example, Development Review, Conditional Use Permit, etc.).

C. Urban Standards (Sections 4.3.3, 4.3.4, 4.3.5, and 4.3.6)

This section regulates the features of buildings that affect the public realm. The urban standards regulate building placement, height, and facade design, and vary according to the zone for the parcel applied by the Regulating Plan. Proposed development and land uses shall comply with all applicable standards in Chapter 4.

D. Architectural Standards: Building Types, Frontage Types, and Architectural Guidelines (Sections 4.4. 4.5, and 4.6)

Beyond the regulations about where buildings can be placed and how they need to behave to positively shape the public realm, the Building Standards regulate the manner in which individual parcels and blocks are developed to create diverse and finely-grained development. This is accomplished through the use of three main components: a) Building Types (e.g., single house, duplex, rowhouse, courtyard housing, etc), b) Frontage Types (e.g., front yard/porch, stoop, arcade, storefront), and c) Architecture Style Guidelines (i.e. Mediterranean Revival, Craftsman, Victorian, Main Street Commercial, and Art Deco).

E. Subdivision and Open Space Standards (Section 4.7)

This section regulates the creation and maintenance of a finely grained and walkable network of blocks punctuated by integral and varied open spaces. The resulting blocks are subject to the development potential identified on the Regulating Plan and the applicable chapters of this Code.

F. Signage Standards (Section 4.8)

This section regulates all signage within the Specific Plan area to be consistent with the character described for each zone.

G. Other Project Design and Development Standards (Section 4.9)

This section regulates parking, landscape, and walls, fences, and screens within the Specific Plan area to be consistent with Uptown's intended form and character.

H. Glossary (Section 4.10)

This section identifies and defines the terms used in this Specific Plan.

I. Effect on existing development and land uses

Development and land uses that were lawfully established, and exist within the plan boundaries as of the effective date of this specific plan are affected by this code as follows:

1. Existing development and land uses that comply with all applicable requirements of this code shall continue to operate, and may be altered or replaced, only in compliance with this code.
2. Development or a land use that was legal, nonconforming with respect to the requirements of the City's codes that applied before the adoption of this specific plan, and also does not comply with the requirements of this code, may continue to operate, and may be sold or otherwise transferred in compliance with the city's regulations for non conformities in the Whittier Municipal Code.
3. An existing nonconforming building or structure may be modified in the following manner:
   a) A building facade of an existing building may be remodeled or reconstructed subject to complying with the Architectural Style Guidelines in this document to the greatest extent feasible;
   b) An existing building may be expanded by up to 35% of the building's gross floor area subject to incorporating development standards and Architectural Style Guidelines to the greatest extent feasible;
   c) Buildings being expanded by more than 35% of the building's gross floor area shall comply with all requirements of the Whittier Specific Plan.

J. Effect on properties designated for civic buildings or parking structures

A property designated by the Regulating Plan as a potential site for a civic building or parking structure may continue to be used as follows:

1. Existing land uses and development may continue on the site in compliance with Subsections B and C above;
2. The property owner may choose to propose new development or land uses in compliance with this code; and
3. The property owner may choose to work with the City to jointly develop the proposed public facility.

4.1.3 Administration

The standards and other requirements of this Code shall be administered and enforced by the City of Whittier Department of Community Development and other departments in the same manner as the provisions of the City's Municipal Code. Unless specified otherwise, the provisions of this specific plan take precedence over the applicable municipal provisions.

A. Application Requirements
Applications within the Uptown Whittier Specific Plan area shall clearly demonstrate compliance with the applicable requirements of Chapter 4: Development Code, including use standards, urban standards, building type standards, frontage type standards, subdivision and open space standards, signage standards, and architecture style guidelines, as indicated in Section 4.2.

When a development issue arises that is not covered under the provisions of this Specific Plan, the City of Whittier Municipal Code shall apply.

Should a development provision within this Specific Plan be inconsistent with any development provision found elsewhere in this Specific Plan, the Director of Community Development shall determine which provision shall be applicable.

B. Administering the Architecture Style Guidelines
The architecture styles of buildings in Uptown Whittier are governed by five levels of control in order to ensure an eclectic and historically-sensitive mix of styles:

1. The concentration of the most historic buildings and neighborhoods are protected by existing historic district designations and procedures in the City of Whittier municipal code: Hadley/Greenleaf Historic District (Chapter 18.87) and Central Park Historic District (Chapter 18.88).
2. The Form-Based Code ensures the proper urban quality of all construction by regulating building types, height, setback, frontage type, lot sizes, access, open space, and landscape.
3. Architecture Styles are allocated by building type, thus ensuring appropriate use of style by size and type of building. For example, Victorian styles can only be applied to smaller scale buildings such as single houses, duplexes, bungalow courts, and rowhouses, while the Art Deco style is only to be used for larger scale buildings such as courtyard housing, commercial block, and liner buildings.
4. The Architecture Styles are themselves extremely well-researched and thoroughly presented so as to be a common reference tool for all involved in the development process, both at the City and in the private sector.
5. Much as the Specific Plan itself, the Architecture Style Guidelines will be utilized proactively to guide development and have a process of stewardship and implementation. Whittier has a clear process of shepherding projects through the Guidelines and the Plan is a clear guide for this process: (1) staff, (2) Planning Commission, and (3) City Council.

C. Findings for Approval

All architectural projects designed in any of the permitted styles shall be subject to consideration of the following findings for approval as part of a Development Review application:

1. Appropriateness of the architectural design and building type to the location within Uptown
2. Site design incorporates necessary parking, landscaping, hardscape, utilities, and other site amenities and improvements consistent with the intent of the Specific Plan.
3. Site and building architectural design is compatible with neighboring buildings
4. Building and site design includes a rich array of architectural elements, building materials and treatments, and finishes and colors that are properly composed and consistent with the architectural style
5. Building/site design, systems, and materials show sensitivity to sustainable design concepts.

4.2. Code Organization and Use

4.2.1 New Use in an Existing Building

A Identify Zone for your parcel

REGULATING PLAN (page 4:3)
- Uptown Core (U-CO)
- Uptown Center (U-CT)
- Uptown General (U-G)
- Uptown Edge (U-E)

B Is/How is proposed use allowed?

LAND USE TABLE (page 4:5)*
- Permitted: Zoning Clearance Required
- MUP: Minor Use-Permit Required
- UP: Use-Permit Required
- S: Permit requirement set by specific reg's
- - Use not allowed

*REGULATIONS FOR SPECIFIC USES

C Prepare and Submit Application

Consult City's application submittal requirements for types of drawings, information and quantities to be prepared and submitted with the application along with any required processing fee.

4.2.2 New Use and New/Modified Building on Site Less than 2 Acres

A Identify Zone for your parcel

REGULATING PLAN (page 4:3)
- Uptown Core (U-CO)
- Uptown Center (U-CT)
- Uptown General (U-G)
- Uptown Edge (U-E)

B Is/How is proposed use allowed?

LAND USE TABLE (page 4:5)*
- Permitted: Zoning Clearance Required
- MUP: Minor Use-Permit Required
- UP: Use-Permit Required
- S: Permit requirement set by specific reg's
- - Use not allowed

*REGULATIONS FOR SPECIFIC USES

C Apply Urban Standards per Zone

Urban Standards (page 4:6)
- Building Placement
- Parking Placement
- Building Height - Profile
  - i - Building Types Allowed
  - ii - Frontage Types Allowed

Building Types Allowed (page 4:11)
- Single House; Accessory Dwelling
- Duplex / Triplex / Quadplex
- Rowhouse
- Livework
- Courtyard Housing
- Stacked Dwellings
- Commercial Block
- Liner

Frontage Types Allowed (page 4:23)
- Frontyard / Porch
- Stoop / Dooryard
- Forecourt
- Storefront
- Arcade

D Apply Architecture Style Guidelines

Architectural Styles Allowed (page 4:25)
- Mediterranean Revival
- Craftsman
- Victorian
- Main Street Commercial
- Art Deco
- California Contemporary

E Prepare and Submit Application

Consult City's application submittal requirements for types of drawings, information and quantities to be prepared and submitted with the application along with any required processing fee.

4.2.3 Development of 2 acres or more

A Identify Zone for your parcel

REGULATING PLAN (page 4:3)
- Uptown Core (U-CO)
- Uptown Center (U-CT)
- Uptown General (U-G)
- Uptown Edge (U-E)

B Is/How is proposed use allowed?

LAND USE TABLE (page 4:5)*
- Permitted: Zoning Clearance Required
- MUP: Minor Use-Permit Required
- UP: Use-Permit Required
- S: Permit requirement set by specific reg's
- - Use not allowed

*REGULATIONS FOR SPECIFIC USES

C Apply Subdivision Standards

Subdivision Standards (page 4:57)
- Blocks and Streets
- Lots and Projects

D Apply Urban Standards per Zone

Urban Standards (page 4:6)
- Building Placement
- Parking Placement
- Building Height - Profile
  - i - Building Types Allowed
  - ii - Frontage Types Allowed

Building Types Allowed (page 4:11)
- Single House; Accessory Dwelling
- Duplex / Triplex / Quadplex
- Rowhouse
- Livework
- Courtyard Housing
- Stacked Dwellings
- Commercial Block
- Liner

Frontage Types Allowed (page 4:23)
- Frontyard / Porch
- Stoop / Dooryard
- Forecourt
- Storefront
- Arcade

E Apply Architecture Style Guidelines

Architectural Styles Allowed (page 4:25)
- Mediterranean Revival
- Craftsman
- Victorian
- Main Street Commercial
- Art Deco
- California Contemporary

F Prepare and Submit Application

Consult City's application submittal requirements for types of drawings, information and quantities to be prepared and submitted with the application along with any required processing fee.

4.3.1 Introduction

A. Purpose

This section establishes the zones applied to property within the Specific Plan area by the Regulating Plan. The Regulating Plan divides the Specific Plan area into separate zones that are based on a transect of intensity that ranges from the most urban types of development and land use within the Specific Plan area to the least urban types, with most of the zones providing for a significant mixture of land uses within them.

This approach differs from conventional zoning maps that typically divide cities into zones that rigidly segregate residential, commercial, industrial, and institutional uses into separate areas, and thereby require residents to drive or use public transportation for nearly all daily activities. The use of zones based on development intensity (instead of land use zones) as the spatial basis for regulating development, directly reflects the functions of, and interrelationships between each part of the Specific Plan area. The zones also effectively implement the City's urban design objectives for each part of the Specific Plan area, to establish and maintain attractive distinctions between each zone. The zones of this regulating plan allocate architectural types, frontage types, and land uses within the Specific Plan area, as well as providing detailed standards for building placement, height and profile.

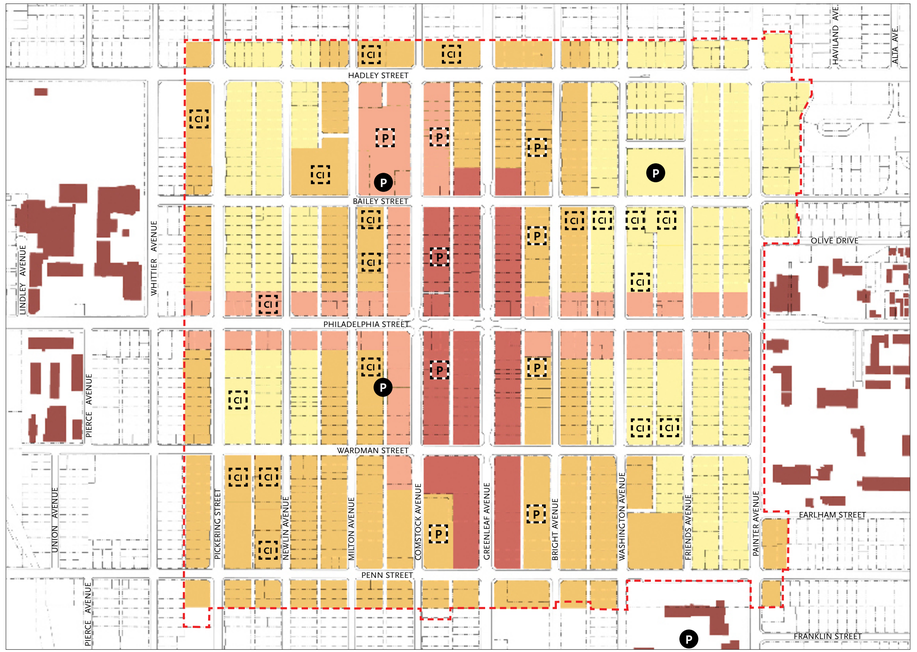
B. Development Code

The standards and requirements of this Specific Plan Chapter constitute the Uptown Whittier Development Code. This Development Code provides for the implementation of the Specific Plan through detailed standards for the planning and design of development proposed within the Specific Plan area.

Key

- Uptown Core
- Uptown Center
- Uptown General
- Uptown Edge
- Existing and general intended location of Civic & Institutional Use
- General intended location of parking garage site
- Existing and general intended location of Park

Note: The property continues to be regulated by the underlying zone. Refer to the underlying zone for requirements



Regulating Plan indicating zones of varying intensities and types of development

1. Applicability
The requirements of this Development Code apply to all proposed development, subdivision, and land uses within the Specific Plan area. All proposed development and new land uses within the Specific Plan area shall comply with all applicable standards and requirements of this Development Code. No Building Permit or Grading Permit shall be issued by the City and no subdivision shall be approved, unless the proposed construction complies with all applicable requirements of this Development Code.

2. Relationship to Municipal Code
a. Because this Development Code provides requirements for development and land uses appropriate and specific to the Uptown Whittier Specific Plan area, the standards in this Development Code will be the primary requirements considered by the City in the review and approval of development within the area it covers. This Chapter supersedes and replaces provisions of the Whittier Zoning Regulations regarding zoning districts, allowable land uses, permit requirements for allowable land uses (i.e., permitted or conditional uses), and site design and development standards within the Specific Plan area.
b. The standards of the Zoning Regulations which address topics of development and land use regulation not covered by this Development Code, remain applicable to development within the Specific Plan area.

3. Redevelopment Law
Those areas within the Uptown Whittier Specific Plan boundaries that are redevelopment project areas shall comply with the requirements of the redevelopment law.

4. Conflicting requirements
If a conflict occurs between requirements of this Development Code, the most restrictive requirement shall control. If a conflict occurs between a requirement of this Development Code and the City of Whittier Municipal Code, or other regulations of the City, the requirements of this Development Code shall control.

5. State, County, local agency, and school district sites and facilities
The requirements of this Development Code shall apply to all sites and facilities of the State of California, the County of Los Angeles, and any school district or other local agency to the maximum extent allowed by law.

6a. Civic and institutional buildings
Civic and institutional buildings are subject to review by and recommendation from the Director and approval by the Planning Commission and City Council. It is intended that the architectural quality of civil buildings exceed the general standard for residential and commercial buildings within the Specific Plan area.

6b. Civic and Institutional Uses
Such uses are allowed as identified in Table 4-1 subject to the applicable requirements.

7. Minimum and exclusive standards
The requirements of this Development Code regarding site development and massing, materials, construction methods, forms and colors are mandatory. The requirements of this Development Code are also minimum standards that may be made more restrictive through Conditional Use Permit or subdivision review by the review authority.

8. Appeals
Any decision or determination of the Community Development Director or Zoning Administrator may be appealed to the Planning Commission and any decision or determination of the Planning Commission may be appealed to the City Council as provided for in the Whittier Municipal Code for the appropriate entitlement application.

9. Development Entitlements and Amendments
Variance, Conditional Use Permit, Development Review, and other zoning entitlements shall be filed, processed, and decided by the appropriate approval authority as specified in the Whittier Municipal Code. The process of amending a specific plan is the same as that for a general plan (State of California §65350-§65358).

10. Responsibility for Administration
This Development Code shall be administered by: the Whittier City Council, hereafter referred to as the "Council;" the Planning Commission, referred to as the "Commission;" the Community Development Director and/or designees of the Director, referred to as the "Director;" and the Community Development Department, hereafter referred to as the "Department." These are also individually and collectively referred to in this Development Code as the "review authority."

C. Zones and Their Purposes

This Article establishes the zones applied to property within the Specific Plan area, and provides the Regulating Plan which shows the specific lots to which the zones are applied. The zones then refer to the urban standards in Section 4.3 which regulate building placement, design, and use.

The area subject to this Specific Plan shall be divided into the following zones, which shall be applied to property within the Specific Plan area as shown on the Regulating Plan.

1. Uptown Core (U-CO) zone
The U-CO zone is applied along segments of Greenleaf Avenue generally between Bailey and Penn Streets, as shown on the Regulating Plan. This zone is intended to establish an attractive and economically vital, pedestrian-oriented area that is defined by multi-story urban building types (commercial blocks, and liner buildings) accommodating a mixture of retail, office, light service, and upper floor residential uses. The standards of this zone are in tended to reinforce the form and character of Uptown represented by pre-World War II buildings through restoration, rehabilitation, and infill. The standards also facilitate the replacement or improvement of post-war development that eliminated the pedestrian orientation of various Uptown blocks. The landscape style is urban, emphasizing shading and accent street trees in sidewalk tree wells. Parking is accommodated on-street, and may also be in structures with liner buildings, underground, and in block centers in surface lots not visible from streets.

2. Uptown Center (U-CT)
The U-CT zone is applied along segments of Philadelphia Street, and Comstock Avenue, as shown on the Regulating Plan, in part to provide transitions in building form and mass between areas within the U-CO zone and the U-G zone. This zone is intended for mixed-use buildings and courtyard housing, that accommodating a variety of non-residential and residential uses at lower intensities and densities than in the U-CO zone. Building types include mixed-use commercial blocks, live-work, and courtyard housing. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells. Parking is accommodated on-street, in structures with liner buildings, underground, and in block centers in surface lots not visible from streets.

3. Uptown General (U-G)
The U-G zone is applied in multiple locations within Uptown as shown on the Regulating Plan maintaining and enhancing the mixed use urban fabric that accommodates a variety of retail, office, and light service uses together with a wide variety of housing types. Non-residential land use types both support and relate to the activities in the more intensive U-CO and U-CT zones, and serve the daily convenience shopping needs of Uptown residents. Appropriate building types include single dwellings and each of the multi-unit types identified in Chapter 4, as well as commercial blocks and liner buildings at a smaller scale than found in the U-CO and U-CT zones. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells, and in parkway strips along streets that are more residential in character. Parking is accommodated on-street, in structures with liner buildings, and in block centers in surface lots not visible from streets.

4. Uptown Edge (U-E)
The U-E zone is applied is applied to preserve existing Uptown urban neighborhood areas as shown on the Regulating Plan. This zone is intended to accommodate a variety housing types and densities, with some opportunities for live-work, neighborhood-serving retail, and cafes. Appropriate building types include single dwellings, duplexes, triplexes, and quadplexes, bungalow courts, rosewalks, courtyard housing, and live-work buildings. The landscape style is appropriate to a neighborhood, with shading street trees in parkway strips and landscaped front yards separating buildings from sidewalks. Parking is on street, and in garages located away from street frontages.

4.3.2 Allowable Land Uses and Permit Requirements

A. Allowable land uses

A lot or building within the specific plan area shall be occupied by only the land uses allowed by Table 4-1 within the zone applied to the site by the Regulating Plan. The land uses listed in Table 4-1 are defined in Section 4.10 Glossary.

1. Establishment of an allowed use
Any one or more land uses identified by Table 4-1 as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Development Code.

2. Use not listed
A land use not listed in Table 4-1 is not allowed within the specific plan area, except as otherwise provided in following Subsection A.3. A land use that is listed in the table, but not within a particular zone, is not allowed within that zone.

3. Similar and compatible use may be allowed
The Planning Commission may determine that a proposed use not listed in Table 4-1 is allowable through the process described in the Zoning Regulations.

4. Temporary uses
Temporary uses are allowed within the specific plan area in compliance with the Temporary Use Permit requirements in Zoning Regulations Chapter 18.54 Temporary Uses.

B. Permit requirements

Table 4-1 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code, and any applicable requirements of the Zoning Regulations. These are shown as "P" uses in the tables;
2. Allowed subject to the approval of a Minor Conditional Use Permit, and shown as "MCUP" uses in the tables;
3. Allowed subject to the approval of a Conditional Use Permit, and shown as "CUP" uses in the tables; and
4. Not allowed in particular zones, and shown as an "—" in the tables.

C. Standards for specific land uses

Where the last column in Table 4-1 ("Specific Use Regulations") includes a section number, the regulations in the referenced section of this Development Code or the Zoning Regulations apply to the use. Provisions in other sections of this Downtown Code may also apply.

Table 4-1
Allowed Land Uses and Permit Requirements for the Uptown Zones

P	Permitted Use
MCUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
—	Use not allowed

LAND USE TYPE (1) (5)	PERMIT REQUIRED BY ZONE				Additional Regulations
	U-CO	U-CT	U-G	U-E	
INDUSTRY					
Laboratory - Medical, analytical	—	P(2)	P(2)	—	
Media production - Office or storefront type	P(2)	P(2)	P	—	
Printing and publishing **(6)**	CUP(2) (7)	P(2)	—	P	
Research and development	P(2)	P(2)	—	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY					
Banquet facilities, rental halls (primary use)	CUP (2)	CUP	—	—	
Church	CUP (10)	CUP	CUP	CUP	
Commercial recreation facility - Indoor	CUP	CUP	—	—	
Community assembly	CUP(2)	CUP	CUP	CUP	
Health/fitness facility	P(2)	P	—	P	
Library, museum	P	P	P	P	
Live entertainment (3)	MCUP	—	—	—	
School, public or private	CUP(2)	CUP(2)	CUP	CUP	
Studio - Art, dance, martial arts, music, etc.	P(2)	P	CUP	—	
Theater, cinema or performing arts (3)	CUP(2) (9)	CUP	—	—	
RESIDENTIAL					
Dwelling - Multi-unit	P(2) (9)	P	P	P	
Dwelling - Single dwelling	—	—	P	P	
Home based business	P(2)	P(2)	P	P	
Live/work	P(2)	P(2)	P	P	
Mixed use project residential component	P(2)	P(2)	P	P	
Residential accessory use or structure	—	—	P	P	
Residential care facility - 7 or more clients	—	—	CUP	CUP	
Transitional housing, rooming or boarding house	—	—	P	P	
Second unit/accessory dwelling	—	—	P	P	
RETAIL (6)					
Bar, tavern, night club (3)	—	—	—	—	
General retail, except with any of the following features	P	P	P	MCUP	
Adult businesses (3)	—	—	—	—	
Alcoholic beverage sales: Ancillary to restaurant (3)	CUP	CUP	CUP	—	
Auto- or motor-vehicle related sales or services	—	—	CUP	CUP	
Drive-through facilities	—	—	—	—	
Floor area 2,500 sf or less	P	P	P	MCUP	
Floor area over 2,500 sf to 10,000 sf	P	P	MCUP	—	
Floor area over 10,000 sf to 20,000 sf	CUP	CUP	CUP	—	
Floor area over 20,000 sf	—	—	—	—	
Operating between 12:00 am and 6:00 am	CUP	CUP	CUP	CUP	
Vintage goods store	—	—	MCUP	—	
Food market - 10,000 sf or less	P	P	P	CUP	
Food market - More than 10,000 sf	—	MCUP	MCUP	—	
Restaurant, café, coffee shop, except drive-through (3)	P	P	P	MCUP	
Smoking lounges, Hookah bar establishments (3)	CUP	CUP	—	—	

Table 4-1 (continued)
Allowed Land Uses and Permit Requirements for the Uptown Zones

P	Permitted Use
MCUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
—	Use not allowed

LAND USE TYPE (1) (5)	PERMIT REQUIRED BY ZONE				Additional Regulations
	U-CO	U-CT	U-G	U-E	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL					
ATM - Walkup	P	P	P	—	
ATM - Drive-up or drive through	—	—	—	—	
Bank, financial services	P	P	P	—	
Business support service	P	P	P	—	
Medical services - Clinic, urgent care	—	CUP	CUP	—	
Medical services - Doctor office	P(2)	P(2)	P	—	
Medical services - Extended care	—	—	—	CUP	
Office - Business, service	P	P	P	—	
Office - Government **(6)**	P	P	P	P	
Office - Professional, administrative, processing **(6)**	P(2)	P(2)	P	P	
Office - Professional, administrative, processing **(8)**	CUP	CUP	CUP	-	
SERVICES - GENERAL					
Child day care - Large or small family day care home	—	—	P	P	
Day care center - Child or adult	—	—	MCUP	MCUP	
Drive-through service	—	—	—	—	
Lodging - Bed & breakfast inn (B&B)	—	CUP	CUP	CUP	
Lodging - Hotel	P	P	CUP	—	
Mortuary, funeral home	—	MCUP	MCUP	—	No cremations on site
Personal services **(6)**	P	P	P	MCUP	
Laundromats (self-service laundries) **(6)**	—	—	MCUP	MCUP	
Personal services - Restricted	—	—	—	—	
Wine cellar / Alcohol storage	CUP	CUP	CUP	—	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE					
Parking facility, public or commercial	P	P	P	—	
Wireless telecommunications facility	CUP	CUP	—	—	
Wireless telecommunications facility - stealth (4)	P	P	—	—	
Transit station or terminal	P	P	—	—	
Valet parking **(6)**	CUP	CUP	CUP	CUP	

Key to Zone Symbols

U-CO	Uptown Core
U-CT	Uptown Center
U-G	Uptown General
U-E	Uptown Edge

Notes:

(1) Each listed use type is defined in Section 4.10 Glossary of this Development Code
(2) Use allowed only on second or upper floor, or 40 feet behind ground floor use.
(3) Specific regulation of alcohol sale, live entertainment, and dance establishments shall be per the Whittier Municipal Code
(4) Stealth - entirely within a building or structure, or completely screened by a building parapet
(5) For historic buildings, see section E on page 4:6
(6) In the Uptown Edge Zone, this use only allowed on properties fronting east/west streets
(7) Commercial printing services are only allowed between Wardman and Penn
(8) Use allowed on the ground floor if greater than 50% of the ground floor square footage or a minimum of 4,000 square feet and the total building area is 20,000 square feet or more
(9) Use may be located on the ground floor if located within a local, state or federally designated historic landmark building. Otherwise, the use is allowed only on the second floor or upper floor, or 40 feet behind the ground floor use.
(10) Use allowed only on a second or upper floor, or 40 feet behind ground floor use. This requirement shall not apply to an existing church use located in a one-story building that was legally established prior to the adoption of Specific Plan Amendment No. 14-001 on June 24, 2014 under City Council Resolution No. 8631.

D. Urban Standards and Requirements

1. Purpose
This Chapter identifies the standards and requirements for new buildings or buildings to be modified, for each zone within the Uptown Whittier Specific Plan area to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Plan area.

2. Applicability
Each proposed building shall be designed in compliance with the standards of this Chapter for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements and are reviewed by a special permit and procedures.

3. Requirements by zone
Each proposed building shall be designed according to the urban standards identified per the zone in which the property is located.

E. Land uses and historic resources

Any building/structure that is located within the Uptown Whittier Specific Plan that is deemed eligible by the City or by the State of California or is officially listed on the Local, State or National Register of Historic Places or is an official contributing resource within a designated historic district may, for historic preservation and adoptive re-use purposes, be permitted any land-use to be contained within the historic building/structure subject to the prior review and approval of a Conditional Use Permit by the Planning Commission if it is determined that the land use will:

1. Be compatible and not adversely impact the surrounding land uses;
2. Be a good adoptive re-use of the building for economic development purposes;
3. Not adversely impact the historical features of the interior and exterior of the building nor adversely affect the historic setting of the building on the property based on the recommendations of the Historic Resources Commission;
4. Comply with all applicable Secretary of the Interior's Standards for historic preservation; and
5. Will not result in the building/structure being potentially at risk for removal from any Local, State or National Register of Historic Places or eliminating its eligibility to be listed in such in the opinion of the Historic Resources Commission.

Any land use approval given under this section shall not be construed in any way as setting a precedent for other land-uses to be located within a particular district of the Specific Plan that is otherwise not permitted.

F. Hours of operation for businesses

1. Businesses within the Uptown Core area are permitted to operate until 12:00 a.m.
2. Businesses within the Uptown Center area may apply for a CUP to operate after 12:00 a.m.
4. Businesses, once closed, shall not open to the public until 6:00 a.m.
5. If businesses wish to open before 6:00 a.m. or stay open after 12:00 a.m., they may apply for a CUP.

Table 4-2: Uptown Whittier Specific Plan Urban Standards: Summary of Requirements By Zone (refer to 4.3.3 through 4.3.6)

	U-CO Uptown Core	U-CT Uptown Center	U-G Uptown General	U-E Uptown Edge
Development Features				
Building placement	Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type standard allows exceptions or establishes different requirements.			
Front setback	0 ft min., 0 ft max.	0 ft min., 0 ft max.	18 ft min., 25 ft max.	20 ft min., 30 ft max.
Side street setback	0 ft min., 0 ft max.	0 ft min., 0 ft max.	10 ft min., 15 ft max.	10 ft min., 15 ft max.
Side yard setback	0 ft min., 0 ft max.	0 ft min., 0 ft max.	6 ft min.	5 ft min.
Rear setback	10 ft min.	10 ft min.	10 ft min.	15 ft min.
Alley setback	0 ft min.	0 ft min.	0 ft min.	5 ft min.
Building height	Maximum allowable height of structures; except where modified by standards for a specific building type.			
Height	2 stories min. 6 stories max.	2 stories min. 4 stories max.	3 stories max.	2 stories max. + attic
Frontage types	Only the following frontage types are allowed within each zone.			
Allowed types	Forecourt Storefront Arcade	Stoop/dooryard Forecourt Storefront	Frontyard/Porch Stoop/Dooryard Forecourt Storefront	Frontyard/Porch Stoop/Dooryard
Building types	Only the following building types are allowed within each zone.			

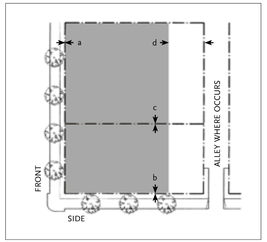
U-CO Allowed Type	Lot Width	Lot Depth	Density Range[1]	U-CT Allowed Type	Lot Width	Lot Depth	Density Range[1]	U-G Allowed Type	Lot Width	Lot Depth	Density Range[1]	U-E Allowed Type	Lot Width	Lot Depth	Density Range[1]
Commercial Block	100'-200'	100'	50+	Live/Work	25'-150'	100'	10 - 20	Single House	35'-60'	100'	6 - 8	Single House	35'-60'	100'	6 - 8
Liner	125'	100'	50+	Courtyard Housing	125'-200'	140'	25 - 40	Accessory Dwelling	35'-60'	100'	N/A	Accessory Dwelling	35'-60'	100'	N/A
				Commercial Block	100'-200'	100'	50+	Duplex/ Triplex/ Quadplex	50'-100'	100'	10 - 20	Duplex/ Triplex/ Quadplex	50'-100'	100'	10 - 20
				Liner	125'	100'	50+	Rosewalk	125'	100'	10 -15	Rosewalk	125'	100'	10 - 15
								Bungalow Court	125'	125'	10 - 15	Bungalow Court	125'	125'	10 - 15
								Rowhouse	25'-150'	100'	10 - 20	Rowhouse	25'150'	100'	10 - 20
								Live/Work	25'-150'	100'	10 - 20	Live/Work	25'-150'	100'	10 - 20
								Courtyard Housing	125'-200'	140'	25 - 40	Courtyard Housing	125'-200'	140'	25 - 40
								Commercial Block	100'-200'	100'	50+				

1 Dwelling units per acre

Illustrative Photo: Example of General Character of Uptown Core

4.3.3 Uptown Core (U-CO)

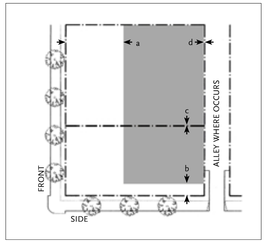
A. Intent
The U-CO zone is applied along segments of Greenleaf Avenue generally between Bailey and Penn Streets, as shown on the Regulating Plan. This zone is intended to establish an attractive and economically vital, pedestrian-oriented area that is defined by multi-story urban building types (commercial blocks, and liner buildings) accommodating a mixture of retail, office, light service, and upper floor residential uses. The standards of this zone are in tended to reinforce the form and character of Uptown represented by pre-World War II buildings through restoration, rehabilitation, and infill. The standards also facilitate the replacement or improvement of post-war development that eliminated the pedestrian orientation of various Uptown blocks. The landscape style is urban, emphasizing shading and accent street trees in sidewalk tree wells. Parking is accommodated on-street, and may also be in structures with liner buildings, underground, and in block centers in surface lots not visible from streets.



Building Placement Plan Diagram

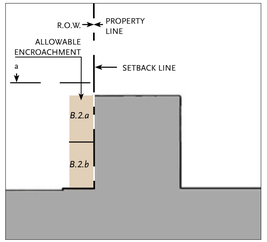
B. Building Placement
1. Setbacks
Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type standard allows exceptions or establishes different requirements.
Buildings shall be placed within the shaded area as shown in the building placement diagram.
(a) Front Setback: 0 ft. min., 0 ft. max
(b) Side Street Setback: 0 ft. min., 0 ft. max
(c) Sideyard Setback: 0 ft. min., 0 ft. max
(d) Rear Setback: 10 ft. min.
(e) Alley Setback: 0 ft. min.

2. Encroachments
Encroachments are allowed subject to the following criteria:
(a) The following architectural elements are allowed to encroach into the required setbacks: awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
(b) The encroachment should have a minimum height clearance of 8 feet, and leave a public passage on the sidewalk of a minimum of 5 feet.
(c) Outdoor dining may be allowed on sidewalks and paseos, etc. by approval of the Director of Public Works.
(d) The serving of alcohol is subject to the relevant regulations of the California Department of Alcohol Beverage Control and in compliance with applicable city ordinances.



Parking Placement Plan Diagram

C. Parking
1. Parking Placement
On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the parking placement diagram.
(a) Front setback: 40% lot depth
(b) Side street setback: 10' min
(c) Side yard setback: not required
(d) Rear setback: not required
All residential parking is required to be enclosed.
2. Parking Access
Vehicular access is permitted only from the alley or side streets. For areas outside Park Once district, see page 4:63.
3. Parking Requirements
Residential: 1.5 spaces/unit for studio/1 bedroom units
2.0 spaces/unit for 2 bedroom units
2.5 spaces/unit for 3+ bedroom units
0.25 spaces/unit for guest parking - may contribute toward parking within Park Once parking structures
Live/Work: 2 spaces/unit minimum
Non-Residential: satisfied by Park-Once System
4. Park Once structures will be exempt from setback requirements, with the following regulations:
(a) Front setback: 0 ft. min., o ft. max.
(b) Side Street setback: 0 ft. min, 0 ft. max.
(c) Sideyard setback: 0 ft. min., 0 ft. max.
(d) Rear sideback: 10 ft. min., o ft. max.
(e) Alley setback: 0 ft. min., 0 ft. max.
Park once structures shall be lined with an occupiable use on the first floor of the street facade.



Building Profile Section Diagram

D. Building Profile and Type
1. Building Height
Maximum allowable height of structures except where modified by architectural standards.
(a) Maximum height: 6 stories
(b) Minimum height: 2 stories
(c) Towers / Penthouses: An area equal to 10% of the building's ground floor footprint may exceed the height limit by 1 story.
(d) Equipment, architectural features: HVAC equipment and architectural features (e.g. clock towers, elevator towers) may exceed the height limit by 10 feet provided the facility or feature is located no closer than 15 feet to any external building wall. Greater height for these features and non-stealth telecommunications equipment on a roof may be authorized through Minor Conditional Use Permit approval.

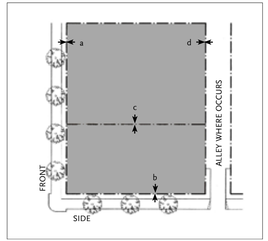
2. Building Types (see Section 4.4 for definitions and design standards)
(a) Only the following types are allowed:
- Commercial Block, Liner

3. Frontage Types (see Section 4.5 for definitions and design standards)
(a) Only the following types are allowed:
- Forecourt, Storefront, Arcade

Illustrative Photo: Example of General Character of Uptown Center

4.3.4 Uptown Center (U-CT)

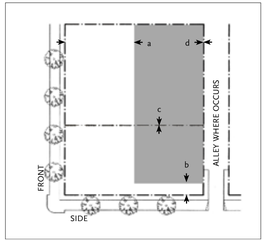
A. Intent
The U-CT zone is applied along segments of Philadelphia Street, and Comstock Avenues, as shown on the Regulating Plan, in part to provide transitions in building form and mass between areas within the U-CO zone and the U-G zone. This zone is intended for mixed-use buildings and courtyard housing, that accommodating a variety of non-residential and residential uses at lower intensities and densities than in the U-CO zone. Building types include mixed-use commercial blocks, live-work, and courtyard housing. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells. Parking is accommodated on-street, in structures with liner buildings, underground, and in block centers in surface lots not visible from streets.



Building Placement Plan Diagram

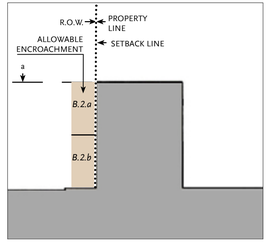
B. Building Placement
1. Setbacks
Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type standard allows exceptions or establishes different requirements.
Buildings shall be placed within the shaded area as shown in the building placement diagram.
(a) Front Setback: 0 ft min., 0 ft max
(b) Side Street Setback: 0 ft min, 0 ft max
(c) Sideyard Setback: 0 ft min; 0 ft max
(d) Rear Setback: 10 ft min.
(e) Alley Setback: 0 ft

2. Encroachments
Encroachments are allowed subject to the following criteria:
(a) The following architectural elements are allowed to encroach into the required setbacks: awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
(b) The encroachment shall have a minimum height clearance of 8 feet, and leave a public passage on the sidewalk of a minimum of 5 feet.
(c) Outdoor dining may be allowed on sidewalks and paseos, etc. by approval of the Director of Public Works.
(d) The serving of alcohol is subject to the relevant regulations of the California Department of Alcohol Beverage Control and in compliance with applicable City ordinances.



Parking Placement Plan Diagram

C. Parking
1. Parking Placement
On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the parking placement diagram.
(a) Front setback: 50% lot depth; subterranean: 10' min
(b) Side street setback: 10' min; subterranean: 10' min
(c) Side yard setback: not required
(d) Rear setback: not required; subterranean: 3' min
All residential parking is required to be enclosed.
2. Parking Access
Vehicular access is permitted only from the alley or side streets. For areas outside Park Once district, see page 4:63.
3. Parking Requirements
Residential: 1.5 spaces/unit for studio/1 bedroom units
2.0 spaces/unit for 2 bedroom units
2.5 spaces/unit for 3+ bedroom units
0.25 spaces/unit for guest parking - units within the Park Once district may contribute toward parking within Park Once parking structures
Live/Work: 2 spaces / unit minimum
Non-Residential: Satisfied by Park-Once system
Areas outside Park Once district: see page 4:63
4. Park Once structures will be exempt from setback requirements, with the following regulations:
(a) Front setback: 0 ft. min., o ft. max.
(b) Side Street setback: 0 ft. min, 0 ft. max.
(c) Sideyard setback: 0 ft. min., 0 ft. max.
(d) Rear sideback: 10 ft. min., o ft. max.
(e) Alley setback: 0 ft. min., 0 ft. max.
Park once structures shall be lined with an occupiable use on the first floor of the street facade.



Building Profile Section Diagram

D. Building Profile and Type
1. Building Height
Maximum allowable height of structures except where modified by architectural standards.
(a) Maximum height: 4 stories
(b) Minimum height: 2 stories
(c) Towers / Penthouses: An area equal to 10% of the building's ground floor footprint may exceed the height limit by 1 story.
(d) Equipment, architectural features: HVAC equipment and architectural features (e.g. clock towers, elevator towers) may exceed the height limit by 10 feet provided the facility or feature is located no closer than 15 feet to any external building wall. Greater height for these features and non-stealth telecommunications equipment on a roof may be authorized through Minor Conditional Use Permit approval.

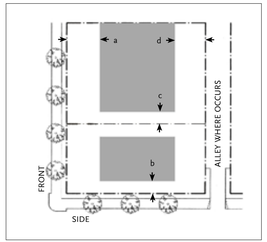
2. Architectural Types (see Section 4.4 for definitions and design standards)
(a) Only the following types are allowed:
- Live-Work, Courtyard Housing, Commercial Block, Liner

3. Frontage Types (see Section 4.5 for definitions and design standards)
(a) Only the following types are allowed:
- Stoop/Dooryard, Forecourt, Storefront

Illustrative Photo: Example of General Character of Uptown General Zone

4.3.5 Uptown General (U-G)

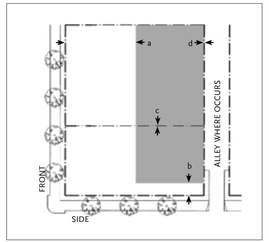
A. Intent
Uptown General (U-G). The U-G zone is applied in multiple locations within Uptown as shown on the Regulating Plan maintaining and enhancing the mixed use urban fabric that accommodates a variety of retail, office, and light service uses together with a wide variety of housing types. Non-residential land use types both support and relate to the activities in the more intensive U-CO and U-CT zones, and serve the daily convenience shopping needs of Uptown residents. Appropriate building types include single dwellings and each of the multi-unit types identified in Chapter 4, as well as commercial blocks and liner buildings at a smaller scale than found in the U-CO and U-CT zones. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells, and in parkway strips along streets that are more residential in character. Parking is accommodated on-street, in structures with liner buildings, and in block centers in surface lots not visible from streets.



Building Placement Plan Diagram

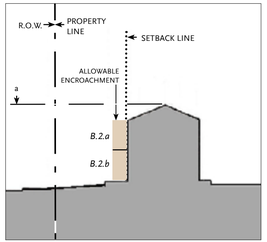
B. Building Placement
1. Setbacks (as measured from the property line)
Buildings shall be placed within the shaded area as shown in the building placement diagram.
(a) Front Setback: 18 ft min; 25 ft max
(b) Side Street Setback: 10 ft min; 15ft max
(c) Sideyard Setback: 6 ft min
(d) Rear Setback: 10 ft min
(e) Alley Setback: 0 ft min

2. Encroachments
Encroachments are allowed subject to the following criteria:
(a) The following architectural elements are allowed to encroach into the required setbacks: awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
(b) The encroachment shall have a minimum height clearance of 8 feet, and leave a public passage on the sidewalk of a minimum of 5 feet.
(c) Outdoor dining may be allowed on sidewalks and paseos, etc. by approval of the Director of Public Works.
(d) The serving of alcohol is subject to the relevant regulations of the California Department of Alcohol Beverage Control and in compliance with applicable City ordinances.



Parking Placement Plan Diagram

C. Parking
1. Parking Placement
On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the parking placement diagram.
(a) Front setback: 50% lot depth; subterranean: 15' min
(b) Side street setback: 5' min; subterranean: 10' min
(c) Sideyard setback: 5' min; subterranean: 5' min
(d) Rear setback: not required; subterranean: 10' min
All residential parking is required to be enclosed.
2. Parking Access
Vehicular access is permitted only from the alley or side streets. For areas outside Park Once district, see page 4:63.
3. Parking Requirements
Residential: 2.0 spaces/unit for Single House, Accessory Dwelling, Duplex/Triplex/Quadplex Building Types
1.5 spaces/unit for studio/1 bedroom units
2.0 spaces/unit for 2 bedroom units
2.5 spaces/unit for 3+ bedroom units
0.25 spaces/unit for guest parking - units within the Park Once district may contribute toward parking within Park Once parking structures
Live/Work: 2 spaces / unit minimum
Accessory Dwelling: 1 space / unit minimum
Non-Residential $\leq$ 750 sq ft: not required
Areas outside Park Once district: see page 4:63
4. Park Once structures will be exempt from setback requirements, with the following regulations:
(a) Front setback: 0 ft. min., o ft. max.
(b) Side Street setback: 0 ft. min, 0 ft. max.
(c) Sideyard setback: 0 ft. min., 0 ft. max.
(d) Rear setback: 10 ft. min., o ft. max.
(e) Alley setback: 0 ft. min., 0 ft. max.
Park once structures shall be lined with an occupiable use on the first floor of the street facade.



Building Profile Section Diagram

D. Building Profile and Type
1. Building Height
(a) Maximum height: 3 stories
(b) Towers / Penthouses: An area equal to 10% of the building's ground floor footprint may exceed the height limit by 1 story.
(c) Equipment, architectural features: HVAC equipment and architectural features (e.g. clock towers, elevator towers) may exceed the height limit by 10 feet provided the facility or feature is located no closer than 15 feet to any external building wall. Greater height for these features and non-stealth telecommunications equipment on a roof may be authorized through Minor Conditional Use Permit approval.

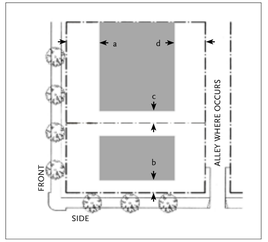
2. Architectural Types (see Section 4.4 for definitions and design standards)
(a) Only the following types are allowed:
- Single House, Accessory Dwelling, Duplex/Triplex/ Quadplex, Rosewalk, Bungalow Court, Rowhouse, Live-Work, Courtyard Housing, Commercial Block

3. Frontage Types (see Section 4.5 for definitions and design standards)
(a) Only the following types allowed:
- Frontyard/Porch, Stoop/Dooryard, Forecourt, Storefront

Illustrative Photo: Example of General Character of Uptown Edge

4.3.6 Uptown Edge (U-E)

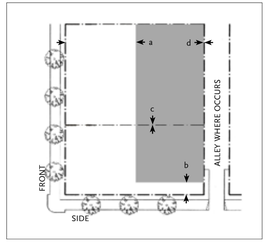
A. Intent
Uptown Edge (U-E). The U-E zone is applied to preserve existing Uptown urban neighborhood areas as shown on the Regulating Plan. This zone is intended to accommodate a variety housing types and densities, with some opportunities for live-work, neighborhood-serving retail, and cafes. Appropriate building types include single dwellings, duplexes, triplexes, and quadplexes, bungalow courts, rosewalks, courtyard housing, and live-work buildings. The landscape style is appropriate to a neighborhood, with shading street trees in parkway strips and landscaped front yards separating buildings from sidewalks. Parking is on street, and in garages located away from street frontages.



Building Placement Plan Diagram

B. Building Placement
1. Setbacks (as measured from the property line)
Buildings shall be placed within the shaded area as shown in the building placement diagram.
(a) Front Setback: 15' min; 20' max
(b) Side Street Setback: 10' min
(c) Sideyard Setback: 5' min; 15' max
(d) Rear Setback: 15' min
(e) Alley Setback: 5'

2. Encroachments
Encroachments are allowed subject to the following criteria:
(a) The following architectural elements are allowed to encroach into the required setbacks: awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
(b) The encroachment shall have a minimum height clearance of 8 feet, and leave a public passage on the sidewalk of a minimum of 5 feet.
(c) Outdoor dining is allowed on paseos by approval of the Director of Public Works.
(d) The serving of alcohol is subject to the relevant regulations of the California Department of Alcohol Beverage Control and in compliance with applicable City ordinances.

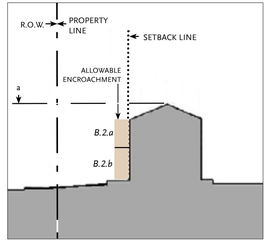


Parking Placement Plan Diagram

C. Parking
1. Parking Placement
On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the building placement diagram.
(a) Front setback: 50% lot depth; subterranean: 15' min
(b) Side street setback: 5' min; subterranean: 10' min
(c) Sideyard setback: 5' min; subterranean: 5' min
(d) Rear setback: not required; subterranean: 10' min
All residential parking is required to be enclosed.

2. Parking Access
Vehicular access is permitted only from the alley or side streets.

3. Parking Requirements
Residential: 2.0 spaces/unit for Single House, Accessory Dwelling, Duplex/Triplex/Quadplex Building Types
1.5 spaces/unit for studio/1 bedroom units
2.0 spaces/unit for 2 bedroom units
2.5 spaces/unit for 3+ bedroom units
0.25 spaces/unit for guest parking - units within the Park Once district may contribute toward parking within Park Once parking structures
Live/Work: 2 spaces / unit minimum
Accessory Dwelling: 1 space / unit minimum
Non-Residential $\leq$ 750 sq ft: not required
Areas outside Park Once district: see page 4:63



Building Profile Section Diagram

D. Building Profile and Type
1. Building Height
(a) Maximum height: 2 stories + attic
(b) Towers / Penthouses: An area equal to 10% of the building's ground floor footprint may exceed the height limit by 1 story.
(c) Equipment, architectural features: HVAC equipment and architectural features (e.g. clock towers, elevator towers) may exceed the height limit by 10 feet provided the facility or feature is located no closer than 15 feet to any external building wall. Greater height for these features and non-stealth telecommunications equipment on a roof may be authorized through Minor Conditional Use Permit approval.

2. Architectural Types (see Section 4.4 for definitions and design standards)
(a) Only the following types are allowed:
- Single House, Accessory Dwelling, Duplex/Triplex/ Quadplex, Rosewalk, Bungalow Court, Rowhouse, Courtyard Housing, Live-Work

3. Frontage Types (see Section 4.5 for definitions and design standards)
(a) Only the following types allowed:
- Frontyard/Porch, Stoop/Dooryard

Introduction

A. Requirements

1. Purpose
This Chapter identifies the building types allowed within the Uptown Whittier Specific Plan area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Specific Plan area.

2. Applicability
Each proposed building shall be designed in compliance with the standards of this Chapter for the applicable building type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with building type requirements.

3. Allowable building types by zone
Each proposed building shall be designed as one of the types allowed by the following table for the zone applicable to the site. Each type is subject to the requirements of the applicable zone as well as the corresponding frontage type requirements.

4. Housing unit sizes

- Second units/accessory dwellings	420 sq.ft. minimum 700 sq.ft. maximum
- Senior housing units	450 sq.ft. minimum
- Multifamily rental units:	600 sq.ft. minimum
average size of units	800 sq.ft.
- Ownership housing units:	800 sq.ft. minimum
average size of units	1,000 sq. ft.

A minimum of two floor plan types shall be required of all projects:
- Different unit sizes
- Different unit types (studio, 1 bedroom, 2 bedroom, etc. and town houses, flats, lofts, etc.)

5. Residential densities
For the purposes of residential densities, the density ranges in Table 4-4 for each building type are calculated based on typological characteristics (e.g. frontage type, accessibility, minimal dimensions for habitability, placement on site, amount of open space). The figures are further calculated based on plan layouts and sectional character (e.g. number of stories, relationship of units to each other). A density bonus would be calculated based on this range (e.g. 10% - 20% above the maximum in the range).


Single House


Accessory Dwelling


Duplex / Triplex / Quadplex


Rosewalk


Rowhouses

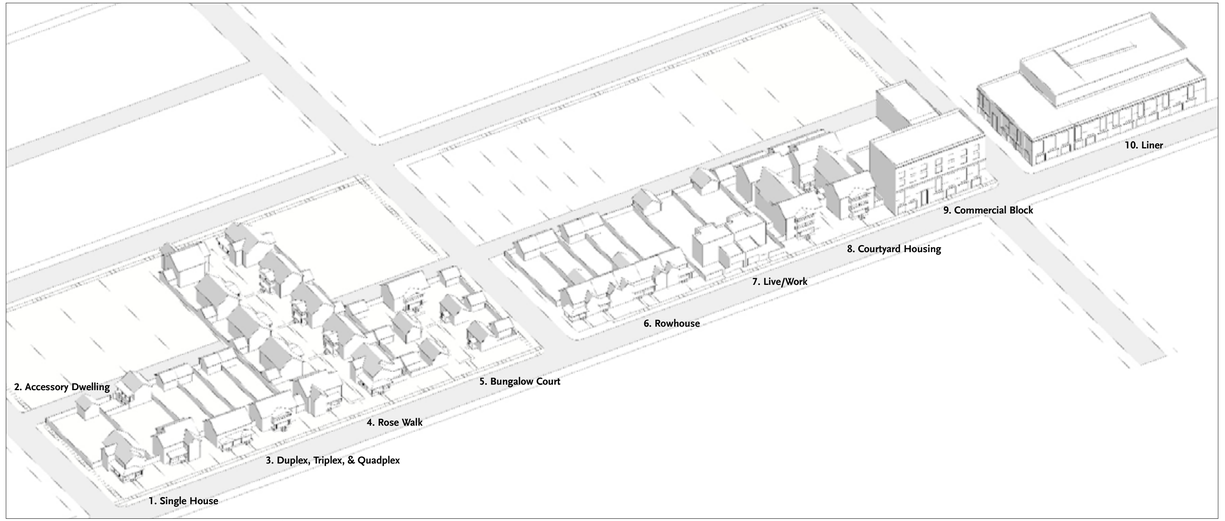

Bungalow Court


Live/Work


Courtyard Housing


Commercial Block


Liner



Three-dimensional conceptual diagram of building types and adjacencies for use in Uptown Whittier.

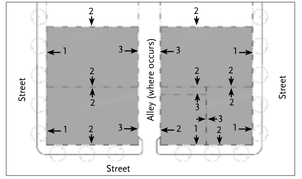
Table 4-3: Building Types Allowed by Zone

Building Type	Building Types per Zone			
Y = allowed; "-" = not allowed	u-co	u-ct	u-g	u-e
1. Single House	-	-	Y	Y
2. Accessory Dwelling	-	-	Y	Y
3. Duplex/Triplex/Quadplex	-	-	Y	Y
4. Rose Walk	-	-	Y	Y
5. Bungalow Court	-	-	Y	Y
6. Rowhouse	-	-	Y	Y
7. Live/Work	-	Y	Y	Y
8. Courtyard Housing	-	Y	Y	Y
9. Commercial Block	Y	Y	Y	-
10. Liner	Y	Y	-	-

Table 4-4: Lot dimensions and Density Ranges by Building Type

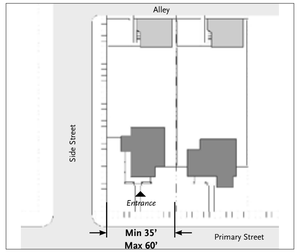
Building Type	Lot Width	Lot Depth	Density Range
	(MIN-MAX)	(MIN)	(dwelling units per acre)
1. Single House	35'-60'	100'	6 - 8
2. Accessory Dwelling	35'-60'	100'	not applicable
3. Duplex/Triplex/Quadplex	50'-100'	100'	10 - 20
4. Rosewalk	125'	100'	10 - 15
5. Bungalow Court	125'	125'	10 - 15
6. Rowhouse	25'-150'	100'	10 - 20
7. Live/Work	25'-150'	100'	10 - 20
8. Courtyard Housing	125'-200'	140'	25 - 40
9. Commercial Block	100'-200'	100'	50+
10. Liner	125'	100'	50+

Lot Width and Depth Determination



Lot width and depth shall be determined as described below.

1- Front (Lot Width): Principal Frontage
2- Side (Lot Depth)
3- Rear (Lot Width)



Illustrative Plan Diagram

Illustrative Axonometric Diagram

Illustrative Photo: Single house with front porch

Illustrative Photo: Single houses with front yards and driveways

4.4.1 Single House

A structure occupied by one primary residence that can also accommodate commercial uses.

A. Lot Size
1. Width: Minimum: 35 ft; maximum: 60 ft.
2. Depth: Minimum: 100 ft

B. Access
1. Standards
(a) The main entrance to the house shall be accessed directly from and face the street.
(b) Where an alley is present, parking and services shall be accessed through the alley.
(c) Where an alley is not present, parking and services shall be accessed by of a driveway 8 to 12 feet wide, and with 2-foot planters on each side.
(d) On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 16 feet maximum width, and with 2-foot planters on each side.
2. Guidelines
N.A.

C. Parking
1. Standards
(a) Required parking shall be a minimum of two parking spaces located within a garage.
(b) A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.
(c) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
(d) Where an alley is not present, utility access, above ground equipment and trash container areas shall located in a side or rear yard and be screened from view from the street with a hedge or fence.
2. Guidelines
(a) An alley accessed garage may accommodate up to three cars.

D. Open Space
1. Standards
(a) At least one side yard shall be designed to provide an open area no less than 10 by 10 feet.
(b) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular).
2. Guidelines
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.

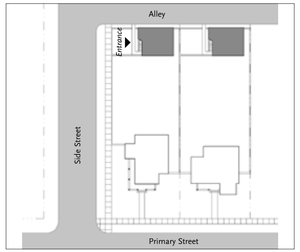
E. Landscape
1. Standards
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
2. Guidelines
(a) Side yard trees may be placed to protect the privacy of neighbors.
(b) At least one large tree may be provided in each rear yard for shade and privacy.

F. Frontage
1. Standards
(a) A house's ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
(b) The applicable frontage requirements apply per Section 4.5.
2. Guidelines
(a) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. Porches, towers, loggias, dooryards and stoops are preferred types.

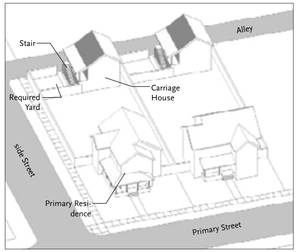
G. Building Size and Massing
1. Standards
(a) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
(b) Houses on corner lots shall be designed with two front facades.
(c) Buildings shall be composed of one and/ or two story volumes, each designed to house scale.
2. Guidelines
(a) Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

H. Accessory Dwellings
These are allowed as per the standards and guidelines in Section 4.4.2 Accessory Dwelling.

Illustrative Photo: Two-story single house on a corner lot with porch



Illustrative Plan Diagram



Illustrative Axonometric Diagram

Illustrative Photo: Separate accessory dwelling entries are clear

Illustrative Photo: Varied massing and facade compositions above garages

4.4.2 Accessory Dwelling

An attached or detached residence which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes carriage houses and granny flats.

A. Lot Size
1. Width: Minimum: 35 ft; maximum: 60 ft.
2. Depth: Minimum: 100 ft

B. Access
1. Standards
(a) The main entrance to the unit shall be accessed from the side yard of the main house.
(b) Where an alley is present, parking and services shall be accessed through the alley.
(c) Where an alley is not present, parking and services shall be accessed by of a driveway 8 to 12 feet wide, and with 2-foot planters on each side.
(d) On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 16 feet maximum width, and with 2-foot planters on each side.
2. Guidelines
N.A.

C. Parking
1. Standards
(a) Required parking shall be within a garage.
(b) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
(c) Where an alley is not present, utility access, above ground equipment and trash container areas shall be located at least 10 feet behind the front of the house and be screened from view from the street with a hedge or fence.
(d) A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.
2. Guidelines
(a) An alley accessed garage may accommodate up to three cars.

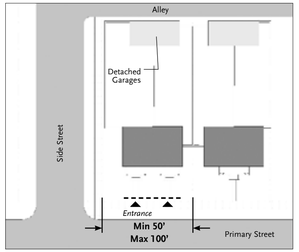
D. Open Space
1. Standards
(a) Side-yards shall be a minimum of five feet on the ground level and 20 feet on the upper level.
(b) One of the side-yards shall be no less than 20 feet and shall include the stairs to the unit and same as its private space.
2. Guidelines
N.A.

E. Landscape
1. Standards
(a) The garden entrance to the accessory dwelling shall contain one canopy tree.
2. Guidelines
N.A.

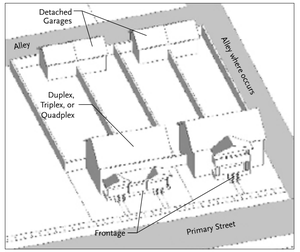
F. Frontage
1. Standards
(a) As accessory dwelling units are located on top of the garage, their stairs shall be located a the side yard.
2. Guidelines
(a) Balconies, loggias, bay windows are allowable at the alley.

G. Building Size and Massing
1. Standards
(a) Thirty feet (30') maximum along the alley.
(b) Accessory dwellings shall be designed as flats located above garages.
(c) Accessory dwellings can be no taller than 2 stories.
2. Guidelines
N.A.

Illustrative Photo: Accessory dwelling as separate structure with garage



Illustrative Plan Diagram



Illustrative Axonometric Diagram

Illustrative Photo: House form which can be a duplex, triplex, or quadplex

Illustrative Photo: A duplex with a shared porch and entry vestibule

4.4.3 Duplex, Triplex, and Quadplex

Duplexes, triplexes, and quadplexes are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.

A. Lot Size
1. Width: Minimum: 50 ft; maximum 100 ft
2. Depth: Minimum: 100 ft

B. Access
1. Standards
(a) The main entrance to each dwelling shall be accessed directly from and face the street. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
(b) Where an alley is present, parking and services shall be accessed through the alley.
(c) Where an alley is not present, parking and services shall be accessed by of a driveway 8 to 12 feet wide, and with 2-foot planters on each side.
(d) On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7 to 8 feet maximum width, and with 2-foot planters on each side.
2. Guidelines
N.A.

C. Parking
1. Standards
(a) Required parking shall be within garages, which may contain up to four cars.
(b) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.
(c) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
(d) Where an alley is not present, utility access, above ground equipment and trash container areas shall be screened from view from the street with a hedge or fence.
2. Guidelines
N.A.

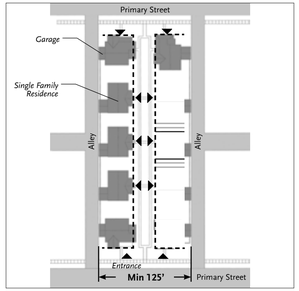
D. Open Space
1. Standards
(a) Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet. This shall be separate from the front yard setback space.
(b) Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.
2. Guidelines
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.
(b) Porches, stoops and dooryards may encroach into a required yard. See Frontages further, below.

E. Landscape
1. Standards
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
2. Guidelines
(a) Side yard trees may be placed to protect the privacy of neighbors.
(b) At least one large tree shall be provided in each rear yard for shade and privacy.

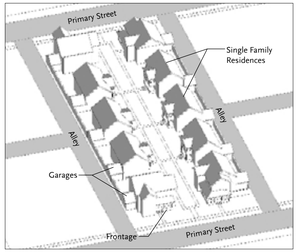
F. Frontage
1. Standards
(a) Dwellings abutting front yards shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
(b) The applicable frontage requirements apply per Section 4.5.
2. Guidelines
(a) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. These may be determined through the Design Review process to serve also as the required yard for some or all of the dwellings. Porches, towers, loggias, dooryards and stoops are preferred types.
(b) On corner lots, entrances to dwellings on both frontages are encouraged, particularly in triplexes and quadplexes.
(c) See the requirements of the applicable zone for allowed encroachments into required setbacks.

G. Building Size and Massing
1. Standards
(a) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
(b) Buildings on corner lots shall be designed with two front facades.
(c) Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale.
2. Guidelines
(a) Dwellings within buildings may be flats and/or townhouses.
(b) Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

H. Accessory Dwellings
Not allowed.



Illustrative Plan Diagram



Illustrative Axonometric Diagram

Illustrative Photo: Individual houses look on to a pedestrian path

Illustrative Photo: Houses can be two stories around a landscaped area

4.4.4 Rosewalk

Rosewalks are an architectural type consisting of freestanding single-family residences arranged on either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the rosewalk usually connects two parallel streets.

A. Lot Size
1. Width: Minimum: 125 ft
2. Depth: Minimum: 100 ft

B. Access
1. Standards
(a) Entrances to dwellings shall be directly from the front yard or from the common green.
(b) Parking and services shall be accessed through an alley.

C. Parking
1. Standards
(a) Required parking shall be screened from the street.
(b) Services, including all utility access, above ground equipment, and trash container areas shall be located on the alley.

D. Open Space
1. Standards
(a) Common shall have a right-of-way width of at least 26 feet.
(b) Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet, which may be located in the side yard or rear yard.
(c) Required yards shall be at least 10 feet wide, and enclosed by a fence, wall or hedge.
2. Guidelines
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.
(b) Porches, stoops and dooryards may encroach into required yards. See Frontages further, below.

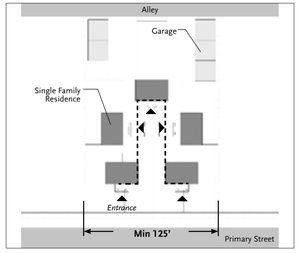
E. Landscape
1. Standards
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
2. Guidelines
(a) Side yard trees may be placed to protect the privacy of neighbors.

F. Frontage
1. Standards
(a) Buildings shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
(b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types, and may encroach into the courtyard.
(c) The applicable frontage requirements apply per Section 4.5.
2. Guidelines
(a) See the requirements of the applicable zone for allowed encroachments into required setbacks.

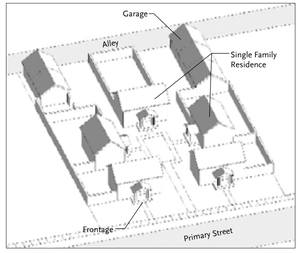
G. Building Size and Massing
1. Standards
(a) Buildings shall be composed of one and/or two story volumes and massed as houses.
(b) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
2. Guidelines
(a) Dwellings within the buildings may be flats and/or townhouses.
(b) Attic space may be occupied and not count as a story.

H. Accessory Dwellings
Not allowed.

Illustrative Photo: Landscape, such as hedges, is used as a screen for privacy



Illustrative Plan Diagram



Illustrative Axonometric Diagram

Illustrative Photo: Entrances to the bungalow are from a common space

Illustrative Photo: Bungalows are typically of a modest size

4.4.5 Bungalow Court

Bungalow Courts are an architectural type consisting of freestanding single-family residences arranged around a common, shared courtyard. The individual buildings are arrayed next to each other to form a shared type that is wholly open to the street.

A. Lot Size
1. Width: Minimum: 125 ft
2. Depth: Minimum: 125 ft

B. Access
1. Standards
(a) Entrances to dwellings shall be directly from the front yard or from the courtyard. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
ii. Where an alley is present, parking and services shall be accessed through the alley.
(b) Where an alley is not present, parking and services shall be accessed by of a driveway 8 to 12 feet wide, and with 2-foot planters on each side.
2. Guidelines
(a) On a corner lot without access to an alley, parking and services may be accessed from the side street.

C. Parking
1. Standards
(a) Required parking shall be in garages, which may contain up to four cars.
(b) Where an alley is present, services, including all utility access and above-ground equipment and trash container areas shall be located on the alley.
(c) Where an alley is not present, utility access, above-ground equipment and trash container areas shall be located in a side or rear yard, and be screened from view from the street with a hedge or fence.
2. Guidelines
(a) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.

D. Open Space
1. Standards
(a) A central courtyard shall comprise at least 15% of the lot area. See Courtyard Types.
(b) Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet, which may be located in a side yard, the rear yard, or the courtyard.
(c) Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.

2. Guidelines
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.
(b) Porches, stoops and dooryards may encroach into required yards. See Frontages, below.

E. Landscape
1. Standards
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
2. Guidelines
(a) Side yard trees may be placed to protect the privacy of neighbors.

F. Frontage
1. Standards
(a) Buildings shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
(b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types, and may encroach into the courtyard.
2. Guidelines
(a) See the requirements of the applicable zone for allowed encroachments into required setbacks.

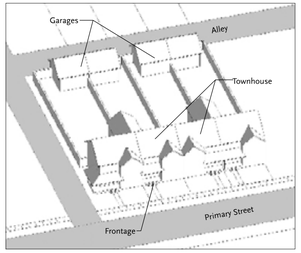
G. Building Size and Massing

1. Standards
(a) Buildings shall be composed of one and/or two story volumes and massed as houses.
(b) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
2. Guidelines
(a) Dwellings within the buildings may be flats and/or townhouses.
(b) Attic space may be occupied and not count as a story.

H. Accessory Dwellings
Not allowed.

Illustrative Photo: Each bungalow as a house around a common court

Illustrative Plan Diagram



Illustrative Axonometric Diagram

Illustrative Photo: Wall offsets and bay windows help distinguish each unit

Illustrative Photo: Entrances to each rowhouse are clearly marked

4.4.6 Rowhouse

An individual structure occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side.

A. Lot Size
1. Width: Minimum: 25 ft (1); maximum 150 ft (6)
2. Depth: Minimum: 100 ft

B. Access
1. Standards
(a) The main entrance to each unit shall be accessed directly from and face the street.
(b) Garages and services shall be accessed from an alley. This type is not allowed on a lot without an alley.
2. Guidelines
N.A.

C. Parking
1. Standards
(a) Required parking shall be in a garage, which may be attached to or detached from the dwelling.
(b) Services, including all utility access, above ground equipment, and trash containers, shall be located on an alley.
2. Guidelines
N.A.

D. Open Space
1. Standards
(a) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g. rectangular).
2. Guidelines
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.

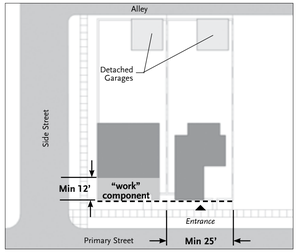
E. Landscape
1. Standards
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
2. Guidelines
N.A.

F. Frontage
1. Standards
(a) Each rowhouse ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
(b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types.
(c) The applicable frontage requirements apply per Section 4.5 Frontage Types.
2. Guidelines
(a) See the requirements of the applicable zone for allowed encroachments into required setbacks.

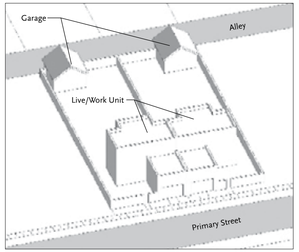
G. Building Size and Massing
1. Standards
(a) Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
(b) Buildings on corner lots shall be designed with two front facades.
(c) Each rowhouse building shall maintain setbacks from property lines on at least 2 sides, with as much direct access to yards as possible.
2. Guidelines
(a) In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse dwelling shall be accessed by a separate front door and a stair.

H. Accessory Dwellings
Not allowed.

Illustrative Photo: Rowhouses are effective in creating urban edges



Illustrative Plan Diagram



Illustrative Axonometric Diagram

Illustrative Photo: Separate entrances for the live and work components

Illustrative Photo: The work component can be an office or services

4.4.7 Live/Work

An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

A. Lot Size
1. Width: Minimum: 25 ft (1); maximum 150 ft (6)
2. Depth: Minimum: 100 ft

B. Access
1. Standards
(a) The main entrance to the ground floor flex space shall be accessed directly from and face the street.
(b) The upstairs dwelling shall be accessed by a separate entrance, and by a stair.
(c) Garages and services shall be accessed from an alley. This type is not allowed on a lot without an alley.
2. Guidelines
N.A.

C. Parking
1. Standards
(a) At least one required parking space shall be in a garage, which may be attached to or detached from the dwelling.
(b) Services, including all utility access, above ground equipment, and trash containers, shall be located on an alley.
2. Guidelines
(a) Additional required parking spaces may be enclosed, covered or open.

D. Open Space
1. Standards
(a) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular).
(b) No outdoor storage of materials associated with a business will be allowed.
2. Guidelines
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.

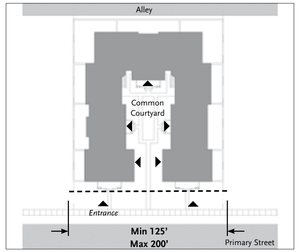
E. Landscape
1. Standards
(a) Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
2. Guidelines
N.A.

F. Frontage
1. Standards
(a) Each live/work unit shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
(b) The applicable frontage requirements apply per Section 4.5 Frontage Types.
(c) Each live/work unit shall maintain a commercial and services "work" component adjacent to the street a minimum of 12 feet in depth on the ground floor. The "work" component is not to be used as part of the residential living unit, and is subject to the applicable building and fire code requirements. See illustrative plan diagram above.
2. Guidelines
(a) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Shopfronts, dooryards and stoops are preferred types.
(b) See the requirements of the applicable zone for allowed encroachments into required setbacks.

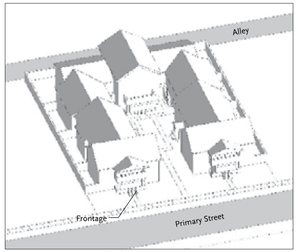
G. Building Size and Massing
1. Standards
(a) Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
(b) Buildings on corner lots shall be designed with two front facades.
2. Guidelines
N.A.

Illustrative Photo: The commercial and services can be in a storefront space

H. Accessory Dwellings
Not allowed



Illustrative Plan Diagram



Illustrative Axonometric Diagram

Illustrative Photo: example of housing organized around a courtyard

4.4.8 Courtyard Housing [1]

Courtyard housing an architectural type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other, on one or more courts, to form a shared type that is partly or wholly open to the street.

A. Lot Size
1. Width: Minimum: 125 ft; maximum 200 ft
2. Depth: Minimum: 140 ft

B. Access
1. Standards
(a) The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street.
(b) Access to second story dwellings shall be through an open or roofed stair, serving no more than 2 dwellings.
(c) Elevator access may be provided between the garage and podium only.
(d) Where an alley is present, parking shall be accessed through the alley and services through the alley and side yards.
(e) Where an alley is not present, parking and services shall be accessed from the street by side yard driveways flanked by planters, at least 1-foot wide.
(f) On a corner lot without access to an alley, parking and services shall be accessed from the side street and services shall be underground and/ or in the side and rear yards.
2. Guidelines
N.A.

C. Parking
1. Standards
(a) Required parking shall be in an underground garage, or may be surface parking, tuck under parking, an above ground garage, or a combination of any of the above.
(b) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
(c) Where an alley is not present, services shall be located in compliance with the setback requirements of the applicable zone.
2. Guidelines
(a) Dwellings may have direct on indirect access to their parking stall(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged.
(b) Parking entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot.

D. Open Space
1. Standards
(a) Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards of a size of at least 15% of the lot.
(b) In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below.
(c) Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is oriented North/South.
(d) In 40-foot wide courtyards, the frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30-foot wide courtyards.
(e) Private patios may be provided at side yards, rear yards and courtyards.
(f) Courtyards shall be connected to each other and to the public way by zaguans or paseos.
(g) Surface parking for five cars or less is allowed in a front garden, screened from the street by a decorative wall.
2. Guidelines
N.A.

E. Landscape
1. Standards
(a) Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
(c) At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale.
2. Guidelines
(a) Sideyard trees may be placed to protect the privacy of neighbors.
(b) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

F. Frontage
1. Standards
(a) Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward the courtyard(s) and the fronting street to the degree possible. Service rooms shall be oriented backing to sideyards, service yards and rear yards to the degree possible.
(b) Frontage types are required that provide a transition from public to private, indoor to outdoor at the entrance to each dwelling. Porches, towers, loggias, dooryards entry stairs and stoops are allowed. No arcade may encroach into the required minimum width of a courtyard.
(c) Stoops up to 3 feet in height and dooryards up to 2 feet in height may placed above subterranean parking, provided that they are landscaped and scaled to the street and building.
(d) The applicable frontage requirements apply per Section 4.5 Frontage Types.
2. Guidelines
(a) See the requirements of the applicable zone for allowed encroachments into required setbacks.

G. Building Size and Massing
1. Standards
(a) Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.
(b) The intent of these regulations is to provide for courtyard housing projects with varying building heights. Suggested height ratios for various courts are as follows:

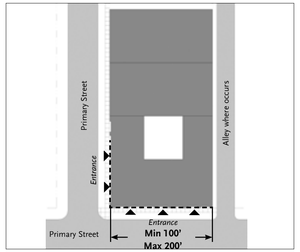
Table: Allowed massing by story

Max Ratio of Each Story in % of ground floor			
1	*2*	*3*	*4*
100	*100*	*80*	*30*
Max in "U-E" Zone	Max in "U-G" Zone	Max in "U-CT" Zone	

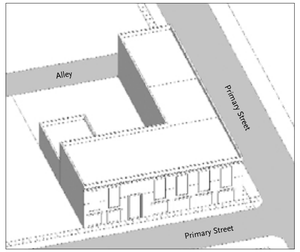
(c) Three story buildings shall be composed of single loaded and stacked dwellings. In this case, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.
(d) Buildings on the south side of the each site shall be at least 1 storey lower in height than those on the north side to allow for maximum exposure to sunlight within each courtyard.
2. Guidelines
(a) Buildings may contain any of four combinations of units: flats, flats over flats, townhouses, and townhouses over flats.
(b) Dwellings may be as repetitive or unique as deemed by individual designs.
(c) Four story masses should be minimized inside courtyards and apparent on street frontages.

H. Accessory Dwellings
Not allowed.

[1] Note: For additional illustrative examples of courtyard housing, see pages 2:10, 4:11, and Section 4.6 Architectural Style Guidelines



Illustrative Plan Diagram



Illustrative Axonometric Diagram

Illustrative Photo: Example of 2-story commercial building on a corner site

Illustrative Photo: Commercial blocks with retail uses on ground floor

4.4.9 Commercial Block

A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

A. Lot Size

1. Width: Minimum: 100 ft; maximum 200 ft
2. Depth: Minimum: 100 ft

B. Access

1. Standards

(a) The main entrance to each ground floor commercial or residential storefront is directly from the street.
(b) Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
(c) Interior circulation to each dwelling is through a corridor.
(d) Where an alley is present, parking may be accessed through the alley.
(e) For corner lots without access to an alley, parking is accessed from the side street through the building.
(f) Where an alley is not present, parking is accessed from the street through the building.

2. Guidelines

(a) Elevator access should be provided between the garage, and every one of the levels of the building.

C. Parking

1. Standards

(a) Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
(b) Dwellings have indirect access to their parking stall(s).
(c) Services, including all utility access and above ground equipment and trash are located on alleys.
(d) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

2. Guidelines

(a) Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

D. Open Space

1. Standards

(a) The primary shared open space is the rear yard designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses.
(b) Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Under no circumstances will a courtyard be of a proportion of less than 1:1 between its width and height.
(c) In 40 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard . They are permitted on one side of 30 foot wide courtyards.

2. Guidelines

(a) Private patios may be provided at side yards and rear yards.

E. Landscape

1. Standards

(a) In the front yard, there is no landscape, but the streetscape.
(b) At least one large tree planted directly in the ground shall be provided in the rear yard.
(c) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

2. Guidelines

(a) Sideyard trees may be placed to create a particular sense of place.

F. Frontage

1. Standards

(a) Entrance doors, public rooms, such as living rooms and dining rooms are oriented to the degree possible fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
(b) The applicable frontage requirements apply per Section 4.5 Frontage Types.

2. Guidelines

(a) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Store fronts, arcades and galleries are preferred.

G. Building Size and Massing

1. Standards

(a) Target height ratios for various commercial blocks are as follows:

Table: Allowed massing by story						
	***Max Ratio of Each Story** in % of ground floor*					
	1	*2*	*3*	*4*	*5*	*6*
Typical	***100***	***100***	***100***	***100***	***80***	***50***
Corner lot	***100***	***100***	***100***	***70***	***20***	***20***

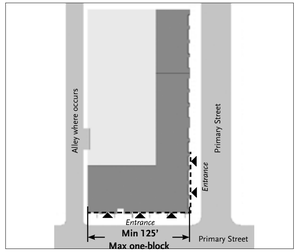
Max in → "U-G" Zone; Max in → "U-CT" Zone; Max in → "U-CO" Zone

(b) Each dwelling must have at least one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.
(c) Facades along frontage lines that exceed 150 feet shall incorporate a massing break in the form of a forecourt from grade through the roof for the purpose of expressing at least two primary volumes. The massing break shall be 35 feet in depth from R.O.W. and 25 feet in width as measured parallel to R.O.W.

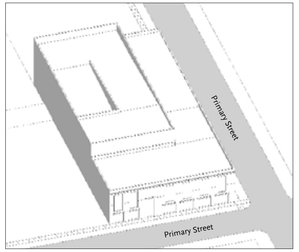
2. Guidelines

(a) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
(b) Dwellings may be as repetitive or unique as deemed by individual designs.
(c) Buildings may be composed of one dominant volume.

H. Accessory Dwellings
Not Allowed



Illustrative Plan Diagram



Illustrative Axonometric Diagram

Illustrative Photo: Liner with retail spaces on the first floor

Illustrative Photo: Top floor is stepped back to decrease its height impact

4.4.10 Liner

A building that conceals a larger building such as a public garage that is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

A. Lot Size

1. Width: Minimum: 125 ft; maximum one-block
2. Depth: Minimum: 100 ft

B. Access

1. Standards

(a) The main entrance to each ground floor commercial or residential storefront is directly from the street.
(b) Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
(c) Interior circulation to each dwelling is through a corridor.
(d) For corner lots without access to an alley, parking is accessed from the side street through the building.
(e) Where an alley is not present, parking is accessed from the street through the building.

2. Guidelines

(a) Elevator access should be provided between the garage, and every one of the levels of the building.
(b) Where an alley is present, parking may be accessed through the alley.

C. Parking

1. Standards

(a) Required parking is accommodated in an underground or above-grade garage, tuck under parking, or a combination of any of the above.
(b) Dwellings have indirect access to their parking stall(s).
(c) Services, including all utility access and above ground equipment and trash are located on alleys.
(d) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

2. Guidelines

(a) Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

D. Open Space

1. Standards

(a) The primary shared open space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide out door patios connected to ground floor commercial uses.
(b) Minimum courtyard dimension shall be 20 feet when the long axis of the courtyard is oriented EW and 15 feet for a NS orientation. Under no circumstances will a courtyard be of a proportion of less than 1:1 between its width and height.
(c) In 20 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard . They are permitted on one side of 15 foot wide courtyards.

2. Guidelines

(a) Private patios may be provided at side yards and rear yards.

E. Landscape

1. Standards

(a) In the front yard, there is no landscape, but the streetscape.

2. Guidelines

(a) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

F. Frontage

1. Standards

(a) Entrance doors an public rooms, such as living rooms and dining rooms are oriented, to the degree possible, fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
(b) The applicable frontage requirements apply per Section 4.5 Frontage Types.

2. Guidelines

(a) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Storefronts and arcades are preferred.

G. Building Size and Massing

1. Standards

(a) Target height ratios for various liners are as follows:

Table: Allowed massing by story			
***Max Ratio of Each Story** in % of ground floor*			
1	*2*	*3*	*4*
100	***100***	***100***	***80***

(b) Each dwelling must have at least one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace, or balcony.

2. Guidelines

(a) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
(b) Dwellings may be as repetitive or unique as deemed by individual designs.
(c) Buildings may be composed of one dominant volume.

H. Accessory Dwellings
Not Allowed

4.5 FRONTAGE TYPES

A. Purpose. This section identifies the frontage types allowed within the Specific Plan area, and for each type, provides a description, a statement as to the type's intent and, design standards, to ensure that proposed development is consistent with the City's goals for building form, character, and quality. The types are organized by intensity from least (Frontyard / Porch) to most (Arcade) intense.

B. Applicability. Each building shall be designed in compliance with the standards of this section for the applicable building type, with the exception of civic and institutional buildings. Because of their unique disposition and application, civic and institutional buildings are not required to comply with building type requirements, but are rather subject to a separate design review process.

C. Allowable Frontage types by zone. All proposed buildings shall be designed to incorporate the allowed types identified in Table 4-5, as applicable.

4.5.010 General requirements for frontage types.

A. A physical transition shall be provided between the glazing of the storefront and the Adjacent Sidewalk except if the glazing itself terminates directly at the grade. Where a bulkhead is applied to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).

B. All storefronts shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

C. Awnings, signs, etc, shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk to a maximum encroachment of within 2 feet of the back of curb.

D. Awnings shall only cover storefronts and openings so as to not cover the entire facade.

E. The term "clear" means that the identified area is free of encroachments other than signs, light fixtures, etc.

4.5.020 Specific standards for frontage types.

The following standards in Tables 4-5 and 4-6 apply to all proposed building / modifications in the plan area.

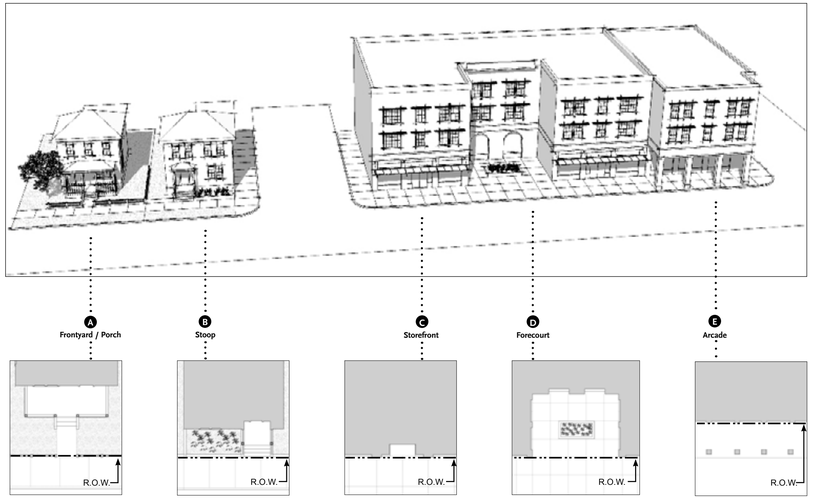


Table 4-5: Frontage Types Allowed by Zone and minimum % of Frontage [1]

Frontage Type	U-CO	U-CT	U-G	U-E
A. Frontyard / Porch	---	---	min 100	min 100
B. Stoop	---	min 25	min 25	min 25
C. Forecourt	max 25	max 25	max 25	---
D. Storefront	min 75	min 75	min 75	---
E. Arcade	min 50	---	---	---

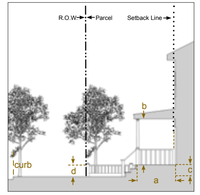
min 50 = allowed
--- = not allowed

[1] The specified percentages in table 4-5 apply when only one frontage type is used on a Building's frontage. Combinations of types allowed in the same particular zone are not subject to these specific percentages and are to be evaluated in design review by the Community Development Director.

Table 4-6 : Specific Standards for frontage types

A. Frontyard / Porch

Frontyards provide a physical transition from the sidewalk to the building. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A raised porch may be combined with the front yard as show below.



Section Diagram: Frontyard / Porch

Configuration
A great variety of front yard / porch designs are possible, per the following:

a. Depth min 7 ft clear

   Width min 12 ft clear for centered entry; min 8 ft clear for asymmetrical entry

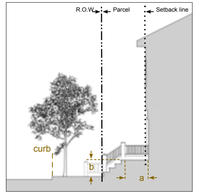
b. min 8 ft clear

c. Porches may be at grade or raised to transition into the building. In no case shall porches be raised more than 3 feet from the adjacent grade.

d. Fences or walls defining and/or retaining the front yard shall not exceed 4 feet in height from the adjacent sidewalk.

B. Stoop

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the storefront frontage type. A porch or shed roof may also cover the stoop.



Section Diagram: Stoop

Configuration
A great variety of stoop designs are possible, per the following:

a. Depth min 4 feet wide clear
   Width min 4 feet clear

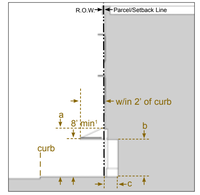
b. The ground floor shall not be elevated more than 3 feet above the adjacent sidewalk.

c. Stoops must correspond directly to the building entry(s).

d. Fences or walls defining the stoop or front setback shall not exceed 4 feet from the highest adjacent finished grade.

C. Storefront

Storefronts are large glazed openings in a façade, filled with doors and transparent glass in a storefront assembly. This traditional retail frontage type is often provided with canopies or awnings, which may be fixed or retractable, to shelter pedestrians and shade the storefront glass from glare. The storefront assembly may be recessed up to 100 feet to provide a widened sidewalk or a covered area for outdoor dining.



Section Diagram: Storefront

Configuration
A great variety of storefront designs are possible, per the following:

a. min 10 feet tall and max 16 feet tall, as measured from the adjacent sidewalk.

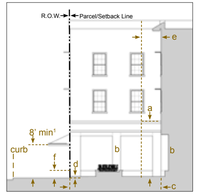
b. The corresponding storefront(s) opening(s) along the primary frontage shall comprise at least 75% of the 1st floor wall area facing the street and not have opaque or reflective glazing.

c. Storefronts within the overall facade may be recessed from the frontage line by up to 10 feet.

d. The storefront shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

D. Forecourt

A Forecourt is a public space formed by a recess in the façade of a building. Forecourts are generally appropriate for commercial or civic use, or in some cases for vehicular drop-off at a civic building or hotel, as distinct from courtyards which are semi-public spaces providing frontages of a generally residential character.



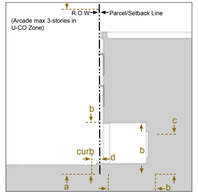
Section Diagram: Forecourt

Configuration
A great variety of forecourt designs are possible, per the following:

a. The frontage created by the forecourt shall be improved with shopfronts and be min 12' tall as measured from the adjacent sidewalk.
b. The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.
c. Width min 10 feet clear, max 60 feet clear
   Depth min 20'; max 40'
d. The forecourt may be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court, but shall not exceed 3 feet from the adjacent sidewalk grade. ADA access shall be accommodated within the parcel.
e. Encroachments within the forecourt, such as balconies, galleries, awnings, signage and light fixtures are allowed up to 1/3 the width and depth of the forecourt.
f. The storefront shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

E. Arcade

Arcades are colonnades supporting a building façade that is set just behind the curb of the street, such that the sidewalk is enclosed within the building volume, between the colonnade and storefronts. This type is ideal for retail use, as it shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise. The arcade also provides habitable residential or commercial space over the sidewalk, narrowing the space of the street and creating a very urban character.



Section Diagram: Arcade

Configuration
A great variety of arcade designs are possible, per the following:

a. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building.
b. Min 10 ft clear in all directions. Soffits, columns/arches shall be treated consistent with the architecture of the building
c. The arcade shall correspond to storefront openings and:
   i. spacing between openings along the right-of-way shall be square or vertically oriented;
   ii. frontages shall be improved with storefronts;
   iii. storefronts shall be 10 ft tall min.
d. Min 2' and max 4' sidewalk between curb and face of arcade (except at curb extensions for intersections in which case the arcade shall continue in parallel to the right-of-way).
e. The storefront shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

A. Introduction: Architecture Style Guidelines

These Architecture Style Guidelines establish a clear set of guidelines that provide the City of Whittier and future applicants with a basis for proposing and reviewing development projects. The Guidelines serve two primary purposes:

1. To establish high quality design in the historically sensitive core of the City, and
2. To facilitate the design review and planning approval process of projects in terms of an architecture that is appropriate to particular building types and compatible to adjacent buildings.

The Guidelines are most effective as a proactive guide for architects, developers, and institutions that are considering a project in Uptown Whittier. The Guidelines are not intended as a literal style manual; instead, they serve as a framework that represents the salient characteristics of traditional and contemporary styles for use in the design and development of new buildings. The City shall use them as part of a formal design review process, potentially assisted by a town architect qualified in these matters.

B. Architecture Styles

Based on extensive documentation of local precedents in and around Uptown Whittier, a survey of historic buildings, and a study of existing and proposed historic district designations, six architecture styles have been identified as relevant to the Specific Plan area's history and in future developments and as being deserving of continued application and interpretation:

1. Mediterranean
2. Craftsman
3. Victorian
4. Main Street
5. Art Deco
6. California Contemporary

Each style is described and differentiated through formal characteristic aspects of the buildings and their relationship to their context:

- Introduction (historic description)
- Key Characteristics
- Massing and Proportion
- Elements and Details
  - Massing
  - Base
  - Primary Walls
  - Roof-Wall Connections
  - Roof
  - Drainage
  - Openings
  - Attached Elements
  - Site Definition and Landscape

Architecture Style:	Mediterranean	Craftsman	Victorian	Main Street	Art Deco	California Contemporary
						
Building Type:						
1. Single House	Y	Y	Y	-	-	-
2. Accessory Dwelling	Y	Y	Y	-	-	-
3. Duplex, Triplex, and Quadplex	Y	Y	Y	-	-	-
4. Rose Walk	Y	Y	Y	-	-	-
5. Bungalow Court	Y	Y	Y	-	-	-
6. Rowhouse	Y	Y	Y	-	-	Y
7. Live / Work	Y	Y	Y	Y	Y	Y
8. Courtyard Housing	Y	Y	-	-	Y	Y
9. Commercial Block	Y	-	-	Y	Y	Y
10. Liner	Y	-	-	Y	Y	Y

Key
Y Style permitted for this building type
\- Style not permitted

C. General Guidelines

Buildings are the principal determinants of street and neighborhood form. As they are incrementally constructed, they contribute, along with their neighbors, to both the formation of the public realm and to the collective form of the city.

Essential, therefore, to the design of new projects is the careful consideration of how they relate to their physical context (towards the street, towards buildings across the street, and towards neighboring buildings), as well as to their historical, cultural, and climatic context. In order for this to be successfully achieved, new buildings must be designed both from the inside out and the outside in. They should be pleasing to both those who inhabit them and to those who pass by on foot, bicycle, or automobile.

In addition, all components of a building must be thoughtfully and holistically designed: the careful articulation of building volumes in a manner that is respectful of existing buildings; the inclusion of frontages that enhance the building's relationship to the public realm; the selection of materials, window and door assemblies and the consideration of how they relate to one another both proportionally and in terms of color and texture; the choice of plants, trees, and hardscape materials that are compatible with the proposed building, the Uptown District as a whole, and are appropriate to the climate of Whittier; the placement of mechanical systems and utilities in the least obtrusive manner; and the kinds of constructional details that generate permanent buildings and, by extension, long term value.

In the following pages, guidelines are offered for accomplishing the architectural design dimension of this Plan, particularly of each of the six chosen styles. The following are general guidelines that apply to all of them:

A. Materials and Finishes.

Architectural materials and constructional assemblies should be combined in a manner that guarantees permanence and longevity. Further, they should be designed consistently within the architectural language chosen for each project, in terms of structural expression, scale, and proportion.

1. **Durability of Materials.** Materials, especially at the ground floor level, should be durable and detailed in a manner that energizes the public realm.

2. **Exposed Wood.** Exposed wood (or wood-like materials) should be finished in a manner that minimizes maintenance and promotes its longevity.

3. **Reflective Materials.** The use of reflective materials is discouraged. They should only be used if:

   - They are applied to small areas (such as to highlight signage) and

   - It can be shown that they will not cause a nuisance to automobile traffic, pedestrians, and neighboring buildings.

4. **Masonry and Stone.**

   - Masonry veneer walls should be detailed with structural integrity, appearing thicker and heavier, especially at corners and window and door openings.

   - Brick and cut stone should be laid in true bonding patterns. Mortar joints should be struck.

   - River and rubble stone should be laid from large to small, with smooth or beaded mortar joints.

   - Masonry detailing should involve the transition from stone to other materials through moldings, caps, and other trim elements.

5. **Synthetic Materials.** The use of synthetic materials is discouraged unless they can be shown to:

   - Adequately simulate the appearance of the natural material they imitate.

   - Demonstrate an ability to age similar to or better than the natural material they imitate.

   - Have a permanent texture, color, and character that is acceptable for their proposed application.

   - Be pressure washed and, in general, withstand anti-graffiti measures.

6. **Multiple Materials.** Two or more wall materials may be combined on one facade. If located one above the other, lighter materials should be placed above more substantial materials (e.g. wood above stucco or masonry, or stucco and glass above masonry). In general, vertical joints between different materials should occur only at inside corners.

7. **Color.** Materials and finishes should be composed to provide balanced compositions and should be understood to be of the essence in describing the character of a new or rehabilitated building. Large areas of bright colors should be avoided.

8. **Finishes and Fixtures.** Finishes, fixtures, and other architectural details should be designed to be consistent with each other throughout the building.

9. **Attached Elements.** Attached architectural elements and details such as lighting fixtures, custom signage, awnings, hand rails, balconies, and trellises are strongly encouraged. They should be designed to be consistent with each other throughout the building. Such elements should draw inspiration from and relate to surrounding buildings.

B. Openings.

The placement, orientation, proportion, materiality, detailing, and color of windows and doors are indispensable to defining a building's character and quality. Conversely, windows and doors that are inappropriately proportioned or material- or color-coordinated with a building's style can seriously damage its aesthetic quality.

1. **Materials.**

   - Windows, doors, frames, colors, and styles shall be appropriate to a building's architectural style.

   - Recommended window and door materials include wood, fiberglass, steel, or aluminum. Vinyl and vinyl-clad windows are discouraged, although when used should utilize mullion patterns and colors appropriate to a building's style.
   - Flush nail-on aluminum windows are prohibited.
   - Glazing should be clear glass, particularly in storefront and primary window applications. Transom and other specialty windows may be decorative.

2. **Details.**

   - Window sills should be detailed to properly shed water.
   - Head casing should be equal in width to or wider than jamb casing.
   - Mullions, if used, should be true and should be of a substantial dimension (e.g. not flat).

3. **Configurations.**

   - In general, window openings and panes should be vertically oriented, square, and/or composed of groupings of vertically oriented windows.
   - The orientation and proportion of openings should be consistent with the architectural language of the rest of the building. Openings should relate to one another proportionally and according to a rational system of design.
   - Building elevations are encouraged to exhibit a hierarchy between window sizes to differentiate between public rooms and private rooms.
   - Windows in new buildings should be designed in scale with surrounding buildings.

4. **Placement.**

   - In general, windows should be recessed from the wall plane of the facade to provide depth. The depth should be specific to the architectural style being utilized.
   - Bay windows, if provided, should be habitable spaces.

5. **Accessories.** Accessories may include operable shutters sized to match their openings, opaque canvas awnings and other shading devices, and planter boxes supported by visible brackets appropriate to each design.

6. **Garage Openings.**

   - Pedestrian entrances to buildings should be more prominent than automobile entrances. This can be accomplished by way of size, massing, or detail variation.
   - Parking garage entrance openings should be composed as an integral part of the building facade. They should be designed as doorways and be secured by gates or doors and scaled in proportion to the overall form of each building.

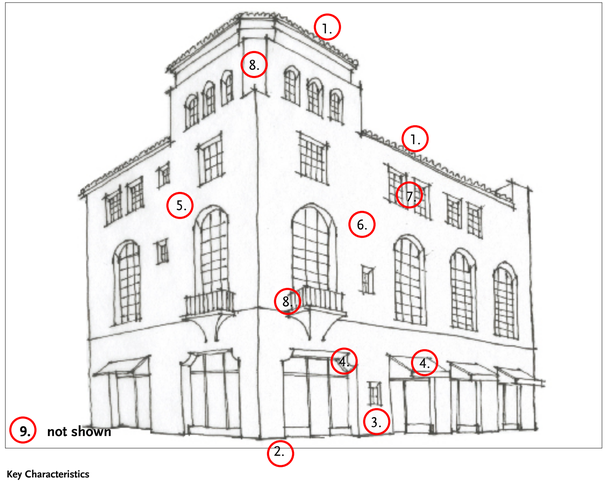
7. **Solar Design.** Active solar devices should be fully integrated into the overall form of the building and properly detailed into its fabric. Passive solar devices such as overhangs, shutters, louvers, canopies, and shade trees should be used to minimize solar heat gain. Buildings should be designed to allow for the passage of cooling breezes.

4.6.1 Mediterranean

Introduction. The Mediterranean style was generated by the Eclectic movement of 1890 - 1940, which was inspired by architectural precedents from the Classical, Medieval, and Renaissance periods, derived from original Spanish, Italian, Greek and North African Moorish cultures, and their colonial progeny (with indigenous influences) in North and South America. The style came into prominence in the 1920's and 1930's, and is predominantly found in California and Florida due to both the historic Latin colonization patterns of these regions, and to similarities with the precedents' Mediterranean climate and culture. Eastern architects such as Bertram Goodhue and Addison Mizner, and California architects such as Wallace Neff and George Washington Smith used a deep understandings of the precedent's origins and applied them in a carefully disciplined, yet more convenient, functional way to match the changing lifestyles and material culture of 20th century America.

The Mediterranean style is a mature and complex architectural language. Its heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, while maintaining an intimate relationship with nature typical to a temperate Mediterranean-like climate such as Whittier's. The style can be distinguished by its simple massing, smooth white walls, deeply set openings, and red tile roofs. The basic mass is punctuated by rhythmic placement of windows and doors, and detail that is sparingly applied to these openings with carved surrounds and window grilles. Both color and decoration are somewhat restrained as compared to other styles, and are reserved for such details as wrought iron railings, grilles, and gates, fabric awnings, and stone or colorful tile surrounds at doors, windows, and fountains. Shading devices such as arcades, recessed entries, balconies, overhangs, and awnings are arranged as counterpoints to the simple, geometric forms of the buildings.

The style has been used historically in Uptown Whittier, and is particularly suited to the Philadelphia and Greenleaf Avenue areas, public buildings, and multi-family buildings.



Key Characteristics

1. **Roof -** low pitch gable ends, occasional hipped ends, red clay tile. Flat roofs in combination with pitched. Roof eaves are plaster molding transitions from wall or wooden bracketed overhangs.
2. **Floor Plan/Elevation -** simple plans in rectangular, L-shaped, or U-shaped configurations.
3. **Base -** typically no base, wall meets ground simply. Articulated bases (projected, material changes, etc.) are reserved for public buildings.
4. **Shading -** recessed arcades & entries, balconies, or fabric awnings.
5. **Form/Massing -** 1 to multiple stories, simply proportioned, asymmetrical compositions. Corner towers common.
6. **Walls -** flat planes of smooth or textured plaster, punctuated by deep openings.
7. **Openings -** vertically proportioned, combination of small and large openings in asymmetrical or symmetrical pattern.
8. **Articulation -** plane of wall broken by modest planar changes, balconies, awnings, plaster brackets or pilasters, & occasional roof eaves. Detailing is limited to metal or wood railings, grilles, and wood or tile ornamentation at major door or window openings.
9. **Colors -** limited to off-white and white, terra-cotta roof tiles, & contrasting color of doors, windows, & wood brackets, columns, and railings.

Massing & Proportion

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **Mediterranean** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing -** One-, two-, and three-story volumes roofed in a combination of gabled, hipped, shed, and flat roof forms. Roof pitches are low and range between 3:12 and 5:12.

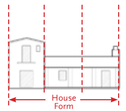
   Residential buildings tend to be roofed in sloped roof forms, while commercial buildings tend to be roofed in either sloped or flat roofs or a combination of the two.

   Small and medium massing is composed and scaled as a series of house forms. Large massing is organized around elevators, lobbies, and corridors and its form is designed to the scale of the block.

2. **Detailed Massing Elements -** Overall building massing is broken down with the addition of attached architectural elements (such as balconies and exterior stairways) as well as the whole range of urban frontage types.

3. **Composition and Openings** - Within the framework of various masses, openings may be arranged asymmetrically or symmetrically, often within the same building. Residential buildings tend to be more asymmetrical than commercial buildings, with the openings of commercial buildings often being arranged serially.

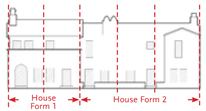
4. **Floor Plan -** Simple rectangular plans are most common, with public rooms predominantly facing onto the street. L-shaped and U-shaped plans are also common.



1. Small Massing (Single House, Duplex, Triplex, and Quadplex)

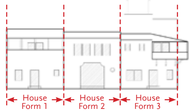
A simple single-family house organized as a three-bay composition. Its comprised of one- and two-story rectangular volumes arranged in an L-shaped configuration. The two-story volume dominates through its vertical proportion and the one-story volume is horizontally composed. Attached elements include a second floor balcony, a ground floor porch, and a chimney.

This massing strategy also applies to the individual houses of Bungalow Courts and Rose Walks.



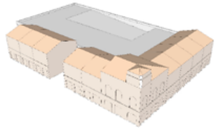
2. Medium Massing (Rowhouse and Live / Work)

A two-story rowhouse building comprised of two house forms. The first house (left) is composed of two bays and the second house (right) is composed of three. The asymmetrical design of openings transforms the repetitive nature of the individual unit plans. The pedimented end of the large volume increases its scale on the street front. This kind of design expresses the continuous fabric of rowhousing, while distinguishing the individual character of each unit. This is accomplished through volumetric variation, setbacks, varied roof configurations, and frontage choices.



3. Medium Massing (Courtyard Housing)

In this courtyard housing building, two-story, equal bay house forms are composed around a central courtyard. The individual houses are differentiated from one another by small variations in height, setback, and roof forms. Window and door openings relate compositionally to each house and are arranged both symmetrically and asymmetrically. The massing is further broken down in scale with the addition of stoops and a balcony and loggia on the second floor. This kind of design expresses the character of each unit, while combining them into a collective courtyard form.



4. Large Massing (Commercial block and Commercial liner)

A commercial block building that breaks down its massing into three bays that are differentiated from one another by variations in height. Higher massing and a tower accentuate the corner. Ground floor openings are large storefronts. The massing and arrangement of openings are more formal than that of the more residential types at left. Openings are arranged in a serial pattern.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

4.6.1 Mediterranean Revival

Local precedent: Modest and elegant multifamily building in Whittier, CA.

Local precedent: Office building with balconies and elaborate entrance in Whittier, CA.

Regional precedent: Multifamily building w/forecourt on corner site in Pasadena, CA.

Tower at corner

Painted base with deep recess

Single plane composition

Single-volume composition

Base articulated in same material and color

Intermediate molding at base

A multiple volume composition

Continuous material base.

Applique at cornice and corner

A. Massing

a. Volumetric compositions can be of a single primary volume offset by a variety of lesser ones. Also possible are compositions that are expressed in a single volume.
b. Multiple volume compositions can be overlapped or offset vertically or horizontally.
c. It is common and desirable to articulate building corners on corner lots.

B. Base

a. Exterior walls reach the ground with an expression of weight, with or without a base.
b. An explicit element of base is described either as a painted band of traditional colors or an applied band of tile, stone, or cast concrete.
c. Elements setback within the wall, may have their own material connection to the ground, such as tile, plaster or concrete.

C. Primary Walls

a. Expressed as single-plane expanses of plaster wall.
b. May be articulated by traditional moldings or applied ornament of stone or cast concrete, to describe the vertical divisions into base, body and top.
c. Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish
d. Control joints are not allowed.

Expressed rafters, broad eave

Sloped tile roof

Projecting scuppers

Deep, recessed openings

Useable balconies

Fountain as focal point of a courtyard

Clay tile roof without eaves

Parapet with flat roof

Gutter and downspout

Major openings with trim

Integrated stairs

Integrated 1-story wall with doorway

Terra cotta tiles on profiled parapet

Roof as balcony behind articulated parapet

Water retention and control

Paired, recessed openings

Integrated chimneys

Forecourt with entry gate

D. Roof-Wall Connections

a. The roof visually dominates the wall by extending beyond it.
b. Exterior walls transition into the roof by one of three means: i) a projected wooden eave with exposed wooden rafters, ii) a plaster molding or, iii) a tile cap
c. Foam moldings are expressly prohibited.

E. Roof

a. May be pitched at a 3:12 ratio and finished in Roman or Mission tile laid irregularly (tile may be multi-color).
b. Flat roofs are allowed and shall be articulated as an explicit exterior wall in visual transition to the sky. May be accessible and used as balconies or terraces.
c. No bird stops allowed at end condition: must be mortar filled.

F. Rainwater Drainage

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
b. Flat roofs may be drained by use of trumpet scuppers. A roof that drains internally will need tile or ceramic scuppers on exterior walls.
c. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.

G. Openings

a. Deep-set (min 3" plaster return) and vertical. May be combined with deeper balcony, loggia, and arcade elements to generate complex building-wide vertical or horizontal compositions.
b. Such compositions can be symmetrical overall, locally symmetrical or, asymmetrical.
c. Shutters are the real, aggregate dimension of their associated opening.
d. French doors and casement windows are typical. Multi-pane windows and multi-paneled doors are typical

H. Attached Elements

a. All allowable frontage types can be expressed in this architecture style.
b. Architectural elements such as balconies, stairs, and chimneys can project beyond the building's primary volume into the areas of its setbacks.
c. Attached elements contribute to the massing variety of buildings by being sized to a building-wide scale.

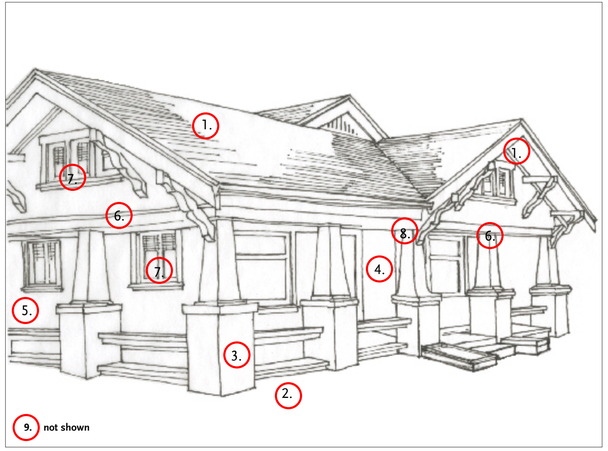
I. Site Definition and Landscape

a. Buildings typically create surrounding public and private space within walled precincts. Forecourts, garden walls, and zaguans are common.
b. The landscape of gardens and courtyards heightens the spatial character of each walled precinct or exterior room and generates a special outdoor place directly linked to the building.
c. Courtyards are places of repose and social gathering.

4.6.2 Craftsman

Introduction. The Arts and Crafts movement of the late 19th Century inspired the Craftsman architecture in California and the nation. It was a style of the hand-made and earthy, a reaction to the repetitiveness and homogenization of the industrial buildings occurring at the time. Architect William Morris lead the movement, which had its origins in England. Morris, and the English Arts & Crafts Exhibition Society inspired the local evolution of the style by U.S. architects such as Bernard Maybeck, Gustave Stickley, and most notably Charles and Henry Greene of Pasadena, California. The style focused on careful and honest detailing of natural materials such as redwood, tile, copper, brick and stone in use of both the house's structure and exterior envelope, its landscape, its fittings and hardware, its furnishings, etc. All parts of the home received artful attention. Architects Greene and Greene designed exemplars of the style in Pasadena, as well as modest, inexpensive, and low-profile bungalow homes throughout the region. Popular magazines of the early 20th Century such as *Good Housekeeping* made the style familiar to the public and pattern book makers, which in turn, made the Craftsman house the most reproduced house style in the country at that time.

Buildings are composed of horizontal, single- and two-story volumes. An additional floor may be concealed within the volume of the roof. In its most simple form, it is a wood box surrounded by various attached elements. Walls are typically horizontally placed wood siding, shingles or board-and-batten, with a foundation base and piers in river stone, brick or stucco. Rafter tails and porch columns are exposed, smooth, and shaped. Windows and doors are vertical in proportion - often combined into horizontal patterns - and trimmed in wood. Roofs are composed of shallow sloped gabled forms, and made of wood, asphalt shingles or sheets with broad overhangs and eaves.



Key Characteristics

1. **Roof** - low to medium pitched low-slung roofs, with gables facing street, or crossing with rear gable, & occasional side-facing gable. Hipped roof used on occasion. Large overhangs with rafter tails, exposed eaves, braces, and brackets.
2. **Floor Plan/Elevation** - simple, rectangular or L-shaped plan, with added porches and frequently a porte cochere over drive leading to rear of lot.
3. **Base** - articulated in brick, stone, stucco, or shingle typically with change in plane.
4. **Shading** - very deep front and side porches or open shade structures added to mass of building, sometimes contained underneath main roof form. Upper level balconies and sleeping porches common.
5. **Form/Massing** - 1 to 3 stories with 3rd story incorporated into roof line, very horizontally proportions, rectangular mass is very simple with few projections.
6. **Walls** - wall planes are articulated in combinations - with heavier materials at ground [stucco] and lighter above [clapboard, shingles].
7. **Openings** - vertical or square proportions, and ganged for horizontal compositions at public rooms. Of note, the front door is lower and wider than standard front doors.
8. **Articulation** - besides roof details, building base and porch columns and railings are detailed in wood, stone, or brick. Windows have trim. Balconies, window planter boxes, brick or stone chimneys and unique lantern light fixtures are common.
9. **Colors** - earth tones in the darker ranges. Field and accent colors are closely related and contrast is limited in the best examples.

Massing & Proportion

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **Craftsman** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

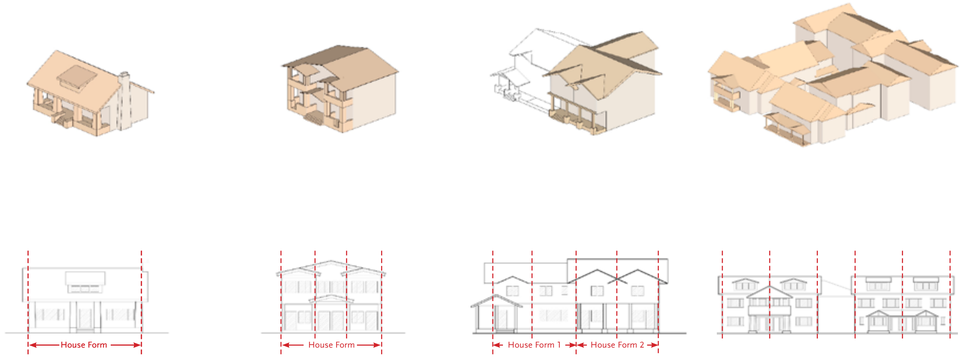
Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing** - One-, two-, and three-story house-like volumes most typically roofed in low slung gabled forms, although hipped forms are sometime used. Bungalows are oriented, arrayed, or facing with their gabled end of their roofs parallel to the street. The top floor is usually fully enclosed by the roof form (i.e., within the attic space) and is lit by dormer windows. For three-story buildings, the third floor must be enclosed within the roof form. Roof pitches vary between 3:12 and 6:12.

2. **Detailed Massing Elements** - Building massing is often articulated through a variety of frontages thoroughly integrated with the form of the building. These typically include porches, arcades, raised forecourts, etc. Detailed massing arranged symmetrically on the body of the buildings. The best examples of this style are asymmetrical and picturesque in their composite massing. Dormers are generally large and are roofed in gabled or shed roof forms.

3. **Composition and Openings** - Openings are generally arranged symmetrically, although some local asymmetries are common.

4. **Floor Plan** - Simple rectangular plans are most common, with public rooms predominantly facing onto the street.



1. Small Massing (Single House)

A two-story single house comprised of a simple rectangular plan that orients its long side towards the street. The second floor is enclosed within a singular, gabled roof form and is lit by a dormer window covered by a shed roof and gable windows on both sides. Since the gable presents its side towards the street, the perception from the street is that the house is a one-story building. A deep front porch, also enclosed within the gable roof form, presents a hospitable face towards the street.

This massing strategy also applies to the individual houses of Bungalow Courts and Rose Walks.

2. Small Massing (Duplex, Triplex, or Quadplex)

A two-story quadplex that is conceived as a large single house that happens to contain four, simply stacked residential units. The building is organized as a simple plan covered with a shallow-sloped gabled roof. The attic space is not occupied. Two-story porches symmetrically flank each side of the street-facing elevation denoting the four apartments contained under the single roof. Under the ground floor porch, two central doors provide access to the upper floor units and the edge doors provide access to the ground floor units.

3. Medium Massing (Rowhouse, Live / Work)

A rowhouse building that is composed of two house forms that are joined together as one building. Each house is composed of two units and is covered by a gabled roof. The individual house forms are differentiated from one another by the arrangement of porches and window and door openings. An attached porch (on unit at far left) and an embedded porch (subtracted from the house form on the right) add interest to the street facing elevation and help break down the building's massing to a human scale.

4. Large Massing Courtyard Housing

A three-story courtyard housing building that arranges house forms around a central courtyard. Individual house forms are differentiated from one by their porch, door, window, and dormer design. These attached elements also break down the overall massing to a human scale. The third story is completely enclosed within the attic space so that from the street and the courtyard, the building appears to be two-story.

Despite its density, this building presents a two house front to the street and is highly compatible with adjacent single family houses.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

4.6.2 Craftsman

Local precedent: Asymmetrical gabled front roofs, front and side porches in Whittier, CA.

Local precedent: Asymmetrical gabled front roof and deep porches in Whittier, CA.

Local precedent: Symmetrical composition, side gable roof, shed dormer, and earth-tone materials in Whittier, CA.

Rectangular volumes with deep, low-slung roofs

Wood shingle wall, stained

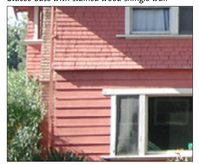
Brace and exposed rafters

Rectangular main volume with attached porches

Stucco base with stained wood shingle wall

Large overhanging eaves with exposed rafters

Rectangular volumes, horizontally proportioned



Clapboard siding at base, shingles above

Structural elements expressed & gable end vents

A. Massing

a. Form is a simple rectangular mass, horizontally proportioned, typically 1 to 2 stories.
b. The rectangular mass is articulated by components such as attached porches, balconies, bay windows, or projecting room volumes so integrally composed into the building that they are indistinguishable from the principle volumes.
c. Cantilever upper walls and bay windows are not uncommon.

B. Primary Walls

a. Walls are articulated with changes in planes, and/or change in materials.
b. Material changes are limited to 2, with no more than 80% of the total wall surface in one material.
c. Heavy materials, if used, are located at ground floor (stone or stucco), and lighter materials or textures above (shingle or clapboard siding).

C. Roof-Wall Connections

a. Wide eaves with exposed rafters and rafter tails
b. Wood braces & brackets may be used.
c. Minimum 24" overhang.
d. Attic vents are placed at the gable ends of the roof and finished with decorative wood grilles.

Gable front roof facing street

Gutter and downspout

Vertical openings in horizontal composition

Front Porch

Masonry and stone base

Walls composed of natural materials blend into landscape

Side gable, roof parallel to street

Downspout

Paired vertical windows, 3 over 1 double hung

Chimney

Tapered stone foundation base, shingle wall

Trellis as entry

Seldom-utilized hipped roof

Copper downspouts, leader box

Typical wider, shorter front door w/ lite

Porte-cochere

Stucco base

Natural materials with accented gate

D. Roof

a. Roof forms include gables that face the street, or gables with the long side of the roof facing the street.
b Principal gables are pitched between 3:12 and 5:12. Shed slopes are less than the principal slope, between 2:12 and 6:12.
b. Dormers may be used to provide light and air to rooms on the upper levels.
c. Heavy timber throughout in braces, brackets, lookouts, and brackets (3" x 5" minimum).

E. Rainwater Drainage

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.
c. Cutters and downspouts are metal - galvanized, painted, or copper and typically half round, round, or square.

F. Openings

a. Window openings are proportioned vertically, although several windows may abut to form a horizontal grouping, particularly at public rooms.
b. Windows are typically not deeply recessed.
c. Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window: 4 over 1, 3 over 1).
d. Front doors are typically shorter and wider than the average entry door, and typically has a special lite [window] incorporated into it.

G. Attached Elements

a. Porches, balconies, porte cocheres, chimneys, and trellises are added to the simple main mass of the building.
b. The term Craftsman applies to the hand-wrought nature of all the detailing on the exterior, which exhibits the honest detailing and joinery of the construction.
c. Columns are lightly elaborated - they are tapered and square, and rendered in stone, brick, plaster, or wood. Piers are a minimum of 6"x6" if wood posts, and 18"x18" if stone or stucco.

H. Base

a. Bases are articulated as separate from the main wall through a change of plane, or a change in material, in concrete, stone, or brick.
b. The base may be expressed as a foundation, or the entire first floor.
c. The lower floor may be stucco (smooth sand finish) with the upper floors clad in clapboard or shingle siding.
d. When stone is used for bases, stones are stacked naturally, with larger stones lower on the wall, smaller above those.

I. Site Definition and Landscape

a. Buildings face a front yard.
b. Entry porches are defined by columns, trellises, low walls, and/or hedge plantings. Gates at side yards are wood.
c. Garages are tucked in the rear of the lot and accessed by a long drive and sometimes a porte cochere.
d. Terrace or patio walls are of river stone and/or clinker brick, or brick.
e. Plantings are heavy with dark evergreen plant materials.

4.6.3 Victorian

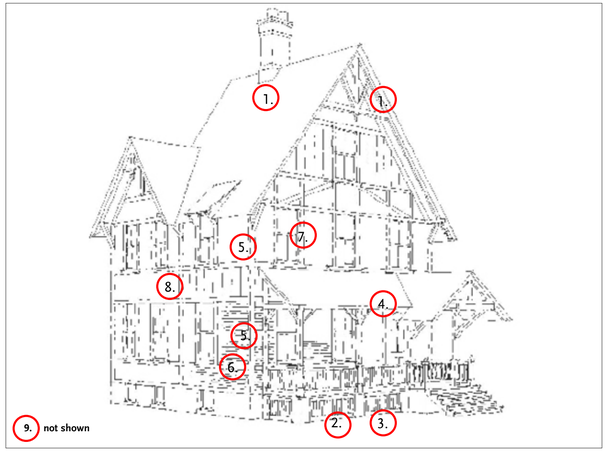
Introduction

Victorian refers to an era of style, from approximately 1850 to 1900 (approximately during the reign of Britain's Queen Victoria). Regional variations such as Gothic Revival, Italianate, Stick, Queen Anne, Shingle, and styles flourished during this time.

Several factors fueled the popularity and spread of the style. The Industrial Revolution created steam power for railroads and mass-production of building materials, as well as a burgeoning new middle class. Stick framing replaced heavy timber construction, and along with stock doors, windows, and nails, it allowed greater variation in house plans and facades. Workmen could replicate the style without specialized artisan guilds, and Pattern Books spread it easily though the country.

The mid-century shift away from classical design and formal gardens for small houses was key to the emergence of "picturesque" design. Andrew Jackson Downing's *Victorian Cottage Residences* greatly influenced popular taste. The emerging middle class in this country embraced the innovative idea of the relaxed country house as an antidote to urban life.

Victorian style's great exuberance and variety make it uniquely American. The style was highly utilized in the West, and California in particular. The Stick and Queen Anne versions of Victorian predominate in the region with great examples located in the City of Whittier.



Key Characteristics

1. Roof - Simple gable, or hipped with cross gables and main gable facing front. All roofs steeply pitched.
2. Floor Plan/Elevation - asymmetrical layout most typical, symmetry occurs infrequently.
3. Base - raised above grade on plinth.
4. Porch - sits on base, 2 or 1 sides of home, 1 story, with elaborate detailed wood columns, brackets, railings.
5. Form/Massing - 1, 2, & 3 stories, vertically proportioned, with high ceilings. Floor plan shape is reflected clearly in the massing.
6. Walls - masonry bases and/or wood walls, multiple textures & multiple colors on surfaces.
7. Openings - vertically proportioned, large openings.
8. Articulation - plane of wall broken by window bays, planar changes, and material changes. Detailing is intense at window & door openings, porches, & gable ends.
9. Towers - [not shown here] on occasion, they are included in large two-story versions, located at center or corners of front facade.

Massing & Proportion

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **Victorian** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

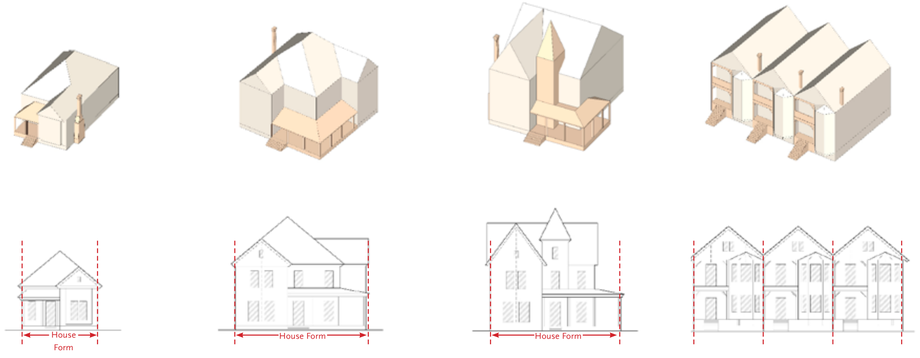
Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing -** One-, two-, and three-story house-like volumes most typically covered with gabled or hipped roofs. The overall proportions of buildings, including projections such as bay windows, towers, turrets, are generally vertical. Residential forms are almost always raised on a plinth. Roof pitches are steep - usually 8:12 or greater.

2. **Detailed Massing Elements -** The overall massing is broken down by the addition of complex and picturesquely composed frontages, bay windows, porches, wrap-around porches, stoops, etc. These detailed massing elements are elaborated in complex shapes and colors that heighten the source of volumetric complexity of such buildings.

3. **Composition and Openings** - Window openings are vertically proportioned and almost always align from floor to floor (i.e., second floor windows are located directly above ground floor window or door openings).

4. **Floor Plan -** Simple rectangular plans are most common, with public rooms predominantly facing onto the street.



1. **Small Massing (Single House - one-story)**

A one-story single house comprised of a primary volume covered by a steeply-pitched hipped roof, a secondary frontal volume covered by a gabled roof, and a porch covered by a hipped shed roof. Openings and attached elements are vertical in proportion. Entrance is through the porch and front door.

2. **Small Massing (Single House - two-story)**

A two-story single house comprised of a primary volume covered by a steeply-pitched hipped roof, and two secondary volumes each covered by a gabled roof, and a porch covered by a shed roof that wraps the corner. Openings and attached elements are vertical in proportion. Entrance is through the porch and front door.

3. **Small Massing (Duplex, Triplex, or Quadplex - three-story)**

A three-story quadplex comprised of a primary and secondary volume covered by a cross gable roof, a tower covered by a pyramidal roof, and a porch covered by a shed roof that wraps the corner. Light to the third-floor rooms is provided through windows located at the gable ends of the roof. The building is conceived as a large single house that happens to contain four residential units (conceptually, the building could just as easily function as a single house or a duplex). Openings and attached elements, are vertical in proportion. Entrances to the units are through a common porch, front door, and hall/stairway.

4. **Medium Massing (Rowhouse or Live/Work - two-story)**

A three-story rowhouse comprised of a series of gable-roof covered house forms that are joined together to form one building. A two-story bay window and a porch further articulate the presence of each unit, while providing a serial pattern that identifies the building as a block of units.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

4.6.3 Victorian

Elements & Details

Local precedent: hipped roof, symmetrical porch, asymmetrically placed on housefront

Regional/local precedent: hipped roof, front gable, two bay asymmetrical porch integrated into the house - Whittier, CA.

Regional/local precedent: gable front roof, townhouses - San Francisco, CA.

Hip & cross gable front roof, wrapped porch

Base - wood trim & lattice, wood siding over stucco

Wood siding, shingles in polychrome color scheme

Hip & cross gable front, wrapped porch

Base - brick, brick pier & lattice infill

Multiple materials & colors articulate volumes

Gable side & cross gable front, asymmetrical porch

A. Massing

a. Buildings are characterized by the prominence of their walls and very highly articulated roofs. There is typically one principal volume elaborated by the addition of many and complex frontages.
b. Complex geometries of floor plans reflected in complex massing of buildings.
c. Vertical proportions are typical of all massing.

Base - field stone, cut stone

B. Base

a. Buildings sit on plinth, raised up to 3 feet or more above grade.
b. Base is articulated from walls with drip line trim and change in material.
c. Materials are wood trim, stucco, brick, and stone.

Board & batten wood siding

C. Primary Walls

a. Walls are multi-planar and articulate separate elements of the massing.
b. Materials are a combination of horizontal siding, vertical board and batten, and shingles of many shapes and sizes. Walls also may include brick, stone, and stucco associated with various architectural elements typical of the style.

Closed gable ends with shingle patterns

Metal Roof - standing seam, cross gable roof

Downspout painted to match wall and trim color

Multiple door & window shapes, sizes, & details

Porches, tower, & brick chimneys

Informal garden layout

Open gable end, dormer, bay window

Wood shingle - gabled and hipped roofs

Gutter and downspout

True-divided lite sash windows w/ correct trim

*Porch w/ turned wood columns, milled details **

Native plantings, climbing vines, picket fence

Gable with brackets

D. Roof-Wall Connections

a. Roofs are prominent and visually dominant over walls.
b. Roofs extend beyond walls with elaborate moldings, bracketed moldings, or brackets and define open, enclosed, or framed gables.
c. At corners, towers extend beyond roofs and assume a specific form integral to the building.

Composition shingle - gable end to street

E. Roof

a. Roofs are prominent and are a primary determinant of the form of buildings.
b. Roof shapes are hipped, gable end, and their various combinations.
c. Roof pitch is steep, 8:12 and greater.
d. Materials include standing seam metal, wood shingle, and composition shingle.

Gutter - half-round w/ brackets, downspout

F. Drainage

a. Traditional combination of gutters and downspouts, placed on outside or inside corners.
b. Shapes are typically half-round for gutters, and round for downspouts. Support brackets add additional detail.
c. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.

Door w/ lites, trimmed windows in bay

G. Openings

a. Windows and doors are vertically proportioned, vertically oriented.
b. Windows are multi-paned, front doors have lites. Double hung is the primary window type.
c. Ground floor openings are larger in height and width. Upper floor openings are larger then common and of a variety of sizes.
d. Trim includes head, jamb, & sill which project out from wall surface. Sill is further pronounced.
e. Shutters are functional and when closed cover entire window or door opening.
f. Windows are typically not deeply recessed.

Projecting bay windows, porch w/ brackets

H. Attached Elements

a. Porches, bay windows, brows, awnings, towers, finials, crenelations, and chimneys are the architectural elements attached to the main mass of their buildings which define and enrich their overall form.
b. Attached elements receive the majority of the detail on facades. They are mostly reduced in polychrome painted wood. Minor elements are of decorative iron and brick.
c. Porch columns and balustrades are narrowly spaced and highly detailed.

* Photo source: The Abrams Guide to American House Styles, by William Morgan.

Wrought iron fence, urns, and flower beds

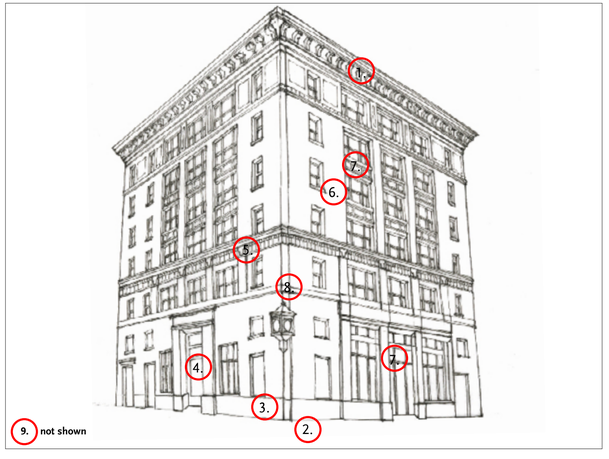
I. Site Definition and Landscape

a. Front yards are generally small and well defined by low fence at property line, or stoop in townhouse condition.
b. Front fences are brick or stone base w/ wrought iron, iron without base, or wood picket.
c. Large shade trees are mixed with typically heavy foundation plantings. The plant palette allows staggered blooming times to provide year-round color. The layout is more natural, paying credence to the style's origins.

4.6.4 Main Street

Introduction. Main Street style buildings are found on most pre-World War II U.S. main streets and frame town squares and plazas. This building type began in the late nineteenth century when, in the process of densifying towns and cities, housing was built over shop fronts. As a style in the U.S., it is derived from a number of historic precedents, including Spanish Colonial, Greek Revival, Victorian, Victorian Italianate, and Richardsonian Romanesque adapted to urban contexts and mixed uses. The type's simple, rectangular form is derived from a logical, repetitive structural framework which is expressed externally by the rhythmic placement of columns, storefronts, and openings on upper levels. Original frameworks were of load-bearing masonry, but the style easily adapted to iron and steel construction. Buildings sit on street fronts or corners, oriented directly to streets or town squares. This means that only one or two facades need detailed design attention.

The Main Street style is expressed through substantial materials - such as brick, stone, and heavy plaster. Upper story window openings are located in a rhythmic serial pattern in singles or groups. The plane of the wall is articulated by structural expressions - engaged columns and lintels over openings. The ground floor has expansive glass storefronts interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Multi-story facades are typically divided into base, body, and top with the ground floor taller than the shorter upper floors. Buildings are topped by a flat roof line emphatically crowned at the eaves by a projecting cornice or a receding, stepped parapet.



Key Characteristics

1. **Roof -** flat roof with projecting cornice or parapet.
2. **Floor Plan/Elevation -** simple, rectangular plans with L-shaped or U-shaped variations.
3. **Base -** articulated base by change in material, change in plane, or both.
4. **Shading -** recessed arcades & entries, balconies, or fabric awnings.
5. **Form/Massing -** 1 to multiple stories, with base, middle, and top. Vertically proportioned with corner towers common.
6. **Walls -** flat planes of stone, brick, or plaster, punctuated by deep openings.
7. **Openings -** large storefront openings at ground, vertically proportioned, with transoms arranged in rhythmic pattern. Upper floors include combinations of small and large openings relating to ground level openings. Serial or symmetrical composition are typical.
8. **Articulation -** base, middle and top of facade are clearly defined by changes in material and horizontal banding. Ground floor and/or building-scaled base receive most detailed attention. Other details include cornices, balconies, awnings.
9. **Colors -** public buildings are more reserved, with muted colors. Otherwise, the palette is open to interpretation.

Massing & Proportion

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **Main Street** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

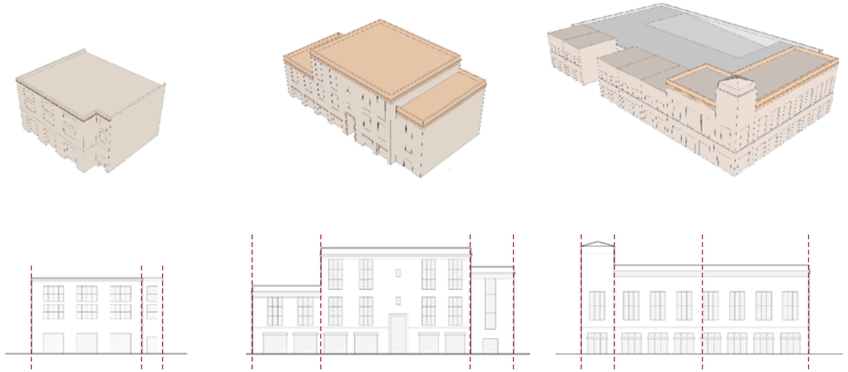
Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing -** A simple rectilinear box with a single, street-facing orientation due to its zero-setback front and side yard setbacks (except for when located on a corner, where building is oriented towards both streets). Buildings greater than 125- feet in length should be divided into separately-articulated volumes in order to give the appearance that the building is comprised of multiple buildings. Volumetric variation can be expressed by horizontal and/or vertical offsets. Roofs are generally flat.

2. **Detailed Massing Elements -** Overall massing is broken down to a more human scale through the employment of repetitive bays and a clearly defined top, middle, and base. Various commercial frontages can be integrated into buildings including storefronts, arcades, and galleries.

3. **Composition and Openings** - Window openings are vertically proportioned and typically align from floor to floor (i.e., upper-floor windows are located directly above ground floor window or door openings). Openings are symmetrically configured or serial in their composition.

4. **Floor Plan -** Simple rectangular plans are most common, with ground floor retail spaces and upper floor loft spaces facing directly onto the street.



1. Medium Massing (Live / Work)

A two-story live/work building comprised of three bays. Ground floor storefront and upper floor windows correspond to and delineate the individual bays. A set back fourth bay provides stair and elevator access to the upper floors.

2. Large Massing (Commercial Block)

A three-story commercial block building that utilizes differences in height and setback to break down the overall scale of the building. The front facade is divided up into repeating bays that are delineated with ground floor storefronts and upper floor windows that align with the storefronts. The central block is symmetrical in its composition and gives access to upper floors through a front door, lobby, elevator, and interior corridors.

3. Large Massing (Commercial Liner)

This building lines the edge of a city block and hides pedestrian-unfriendly uses such as parking garages, movie theaters, or big box stores. From the street, the two-part massing of the building appears to be a commercial block. Its elevations are serially composed with access to the upper stories from a corner entrance. The building also steps up the massing at the corner to add more emphasis to its urban location.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

4.6.4 Main Street

Regional/local precedent: Whittier, CA. - Bank of America building at the corner of Greenleaf and Philadelphia in Uptown in multi-story configuration.

Regional/local precedent: Whittier, CA. - at Greenleaf in Uptown creating a distinct street edge, with large store windows and awnings at the ground floor.

Regional/local precedent: South Pasadena, CA.-retail ground floor, lofts above.

3-story mass with differentiated volumes

Frame with articulated base and storefront infill

Flat plane walls w/ lintels expressed at openings

1-story commercial building

Base defined by storefront windows with clerestory

Wall with base, middle, top articulated in brick

2-story mass with articulated corner

Frame without base and glass storefront infill.

Wall plane articulated through pilasters

A. Massing

a. Simple box or rectangular floor plans are reflected in regular volumetric massing configurations.
b. Buildings are often divided into different masses by offsetting in plan or elevation.
c. Such variations in massing can emphasize important architectural features such as a building entrance, or a corner condition.

B. Base

a. Base of facade is articulated by change in materials, or change in plane of wall.
b. Ground floor is columnar. Upper floors are wall dominant.
c. Multi-story buildings: ground floor is exposed as a base and is articulated by large storefront windows that, in some cases, are rendered in different materials than upper floors.

C. Primary Walls

a. Walls are simple planes of brick, stone, or heavy plaster.
b. Wall has tripartite detailing to separate base, middle, and top.
c. Wall planes are articulated with vertical pilasters, or horizontal decorative moldings, and cornices.
d. Openings are cut out of the primary wall material.

Cornice of cast concrete with brackets

Flat roof with simple parapet

Downspouts on back side of building

Ground floor storefront windows & doors

Awning and storefront frontage

Lanscape- sidewalk, shade trees, outdoor seating

Cornice of wooden brackets

Flat roof with parapet and integrated signage

Internal drains embedded in structure

Vertical, rhythmically paired, double-hung windows

Canopy frontage

Landscape - forecourt, shadetrees

Cornice line of brick

Flat roofs with gardens, usable terrace

Awnings at commercial frontage

Giant-scaled windows span two floors

Balcony frontage

Courtyard within a Main steet block

D. Roof-Wall Connections

a. Walls visually dominate over roofs.
b. Walls are articulated at the top with a cornice - formed with the same material as the rest of the building or fashioned of complimentary materials such as stone, concrete, or metal. The cornice is of substantial enough depth to lend a shadow line to the facade and define the cap of the wall.
c. The articulation of the roof to the wall connection is formally consistent with the overall character of the building.

E. Roof

a. Flat roofs predominate.
b. Parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.
b. Roofs may be accessible and be used as balconies or terraces.

F. Drainage

a. Flat roofs are drained away from public sidewalks in several ways:
   i. Downspouts on the the back-side or alley-side of the building;
   ii. Internal drain pipes imbedded within the buildings walls;
   iii. Awnings or canopies may drain onto the public sidewalk.

G. Openings

a. Ground floor windows and doors are part of storefront frontages - large and expansive, typically with a transom.
b. Upper floor windows are placed and grouped with a rhythm relating directly to the major storefront openings below.
c. Upper floor windows are vertically proportioned and are divided into multiple lites (typically double-hung).
d. Windows can be composed serially, symmetrically, horizontally, or vertically.
e. Window apertures can vary by size from large to small, as they are used to express a building's division into base, middle, and top.
f. Because buildings, at least historically, are typically built of masonry, windows are recessed at least 3 inches.

H. Attached Elements

a. Awnings, canopies, and second floor balconies may extend into the public right-of-way.
b. Such attachments provide shelter to passing pedestrians and emphasize the ground floor uses.
c. Attached elements provide a thin, layered accent to buildings that are bulky by nature.
d. Recessed storefronts can provide useful, off-the-sidewalk outdoor commercial space for the use of ground floor business.

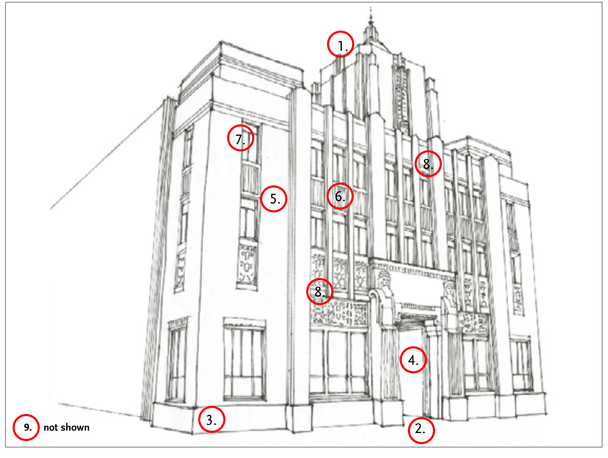
I. Site Definition and Landscape

a. Main street buildings, given their urban nature, front a public landscape of wide sidewalks dominated by regularly spaced shade trees.
b. Plantings occur at street-facing forecourts, internal courtyards, or in pots placed on sidewalks.
c. Buildings fronting wide sidewalks can appropriate public space for private uses.

4.6.5 Art Deco

Introduction. The Art Deco is a highly stylized example of a classical style related to the design of buildings and the decorative arts from approximately 1920 - 1940. This vertical, streamlined style grew from the Arts & Crafts, Art Nouveau, Cubist, and Constructivist art movements, which emphasized the simplified juxtaposition of sinuous and geometric forms. The style was brought to the fore with the 1925 Exposition Internationale des Arts Decoratifs et Industrielles Modernes in Paris. Art Deco was extremely popular from that time on in the U.S. because of its connotations of modernity, technological progress, and uniqueness through ornamentation. It also reflected the linear designs of ships, planes, and autos of the time. The style was used in almost all towns in the U.S., mostly for important civic and commercial buildings. Regionalism influenced adoption and refinement of the style in various States, where architects recognized local flora, fauna, and indigenous cultures' designs for inspiration. Navaho rugs, Hopi pottery, and Lakota beadwork, for example, all figured into the style which shared their bold, geometric ornament.

The Art Deco style celebrated the Machine Age through explicit use of man-made materials, particularly glass, metals, and terra cotta panel detailing - all contrasted with stone or plaster. It is characterized by vertical volumes that step back at upper floors and long, ribbed pilasters that run the entire height of buildings, Art Deco's sleek and cubic forms are decorated with patterns and motifs—such as intricate crystalline facets, zigzags, chevron patterns, and curvilinear ornaments—inspired by American indigenous cultures and various other world cultures eclectically introduced into buildings. Windows are typically located between the pilasters and, between floors, are often separated by decorated transom panels. Symmetry and serial composition are recurring patterns on this style.



Key Characteristics

1. **Roof -** flat, with stepped or crenellated parapets.
2. **Floor Plan/Elevation -** simple, rectangular block buildings. Elevation expresses underlying structure with columnar forms.
3. **Base -** articulated in brick, stone, and/or material change in the plane of application.
4. **Shading -** recessed entry vestibules and at ground level. Awnings sometimes are used above storefronts.
5. **Form/Massing -** 1 to multiple stories, large rectangular masses with vertical proportions. Massed symmetrically around strong middle of building entry or corner entry.
6. **Walls -** plane of facade broken rhythmically with bays and vertical pilasters which are usually ribbed, and often extend above the parapet.
7. **Openings -** extremely vertical proportions. Windows are typically located between the pilasters. Windows are subdivided into panes, and are arranged symmetrically or serially.
8. **Articulation -** engage pilasters at walls are ribbed, or stepped, and decorated with applied or incised motifs. Spaces between pilasters are filled with windows and decorative panels. The predominant material is generally stone, concrete, terra cotta or plaster and is contrasted with decorative touches of metal, glass, terra cotta panels, and/or tiles.
9. **Colors -** Colors are generally muted, with the accent materials providing a contrast.

Massing & Proportion

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **Art Deco** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

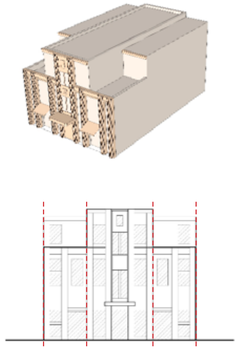
Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing -** Art Deco buildings are characterized by rectangular volumes typically offset in plan and elevation. Long pilasters typically run the entire height of buildings. Central and/or corner tower elements are often employed. Windows are typically located between the pilasters and are often separated by decorated transom panels.

2. **Detailed Massing Elements -** Building volumes are articulated by pilasters, horizontal canopies, and ground floor arcades and galleries that help to break down the scale of buildings.

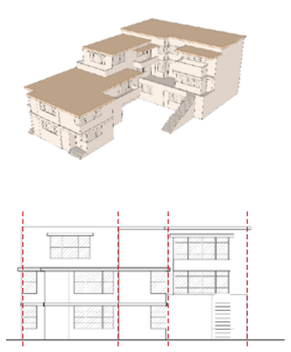
3. **Composition and Openings** - Window openings are vertically proportioned and always align from floor to floor (i.e., upper-floor windows are located directly above ground floor window or door openings). Wall areas between openings tend to be embellished with intricate patterns and vivid colors.

4. **Floor Plan -** Simple rectangular plans are most common, with ground floor retail spaces and public rooms facing directly onto the street.



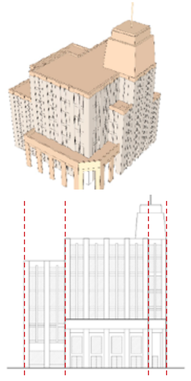
1. Medium (Commercial Block)

A three-story, medium-scaled commercial block building comprised of a single rectangular volume with portions of the third floor stepped back from the street. The ground floor frontage consists of shopfronts on either side of an entrance that leads to upper floor uses. The ground floor is at sidewalk level to provide direct access to ground floor commercial uses.



2. Medium Courtyard Housing

A three-story courtyard housing building that arranges its volumes around a sideyard courtyard. The overall massing, covered by flat roofs, steps back from the street.



3. Large (Commercial Block)

A seven-story corner commercial block building comprised of a conglomeration of cubic volumes of varying heights. A gallery frontage provides a transition between the street level and the significant height of the building. The ground floor is dedicated to commercial/retail uses and is of a storefront frontage. Entrance into the building is through the corner and is accommodated in the tower element.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

4.6.5 Art Deco

Local precedent: movie theater on Greenleaf in Uptown Whittier, CA..

Local precedent: An illustrative example of a civic building, the United States Post Office, near Central Park, Whittier, CA.

Local precedent: storefronts on Philadelphia & Greenleaf in Whittier, CA.

Massing - symmetrically composed bays

Stone base contrasting with pilasters

Stone pilasters modulate stepped massing.

Massing - stepped back volumes at roof

Whole-story base

Plaster walls and pilasters with metal windows

Massing - tower volume at corner

Marble base incorporated into storefront

Glazed Terra Cotta panels & tiles

A. Massing

a. Large, rectangular, simple volumes with defined bays, vertical proportions.
b. Engaged pilasters define the bays of the building, and run its entire height.
c. Upper parts of building step back with parapet treatment or additional volumes at corners and at center.

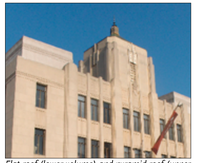
B. Base

a. Base of walls are articulated with change in plane or material.
b. Materials include stone, cast concrete, glazed terra cotta tile, or glazed ceramic tile.
c. The entire ground floor height may be articulated as the base of the building.

C. Primary Walls

a. Wall planes are divided rhythmically with bays defined by pilasters to enforce verticality.
b. Pilasters run the entire height of the building, and sometimes break the height of the parapet.
c. Walls are of the materials such as heavy plaster, stone, cast concrete, glazed terra cotta tile, glazed ceramic tile, or plaster.

Pilasters extend past parapet



Flat roof (lower volume) and pyramid roof (upper volume)

Decorative roof overflow scupper

Elaborate main entry

Decorative metal awnings

Wide sidewalks, street trees, and planter boxes

Stepped parapet w/ crenellated pilasters

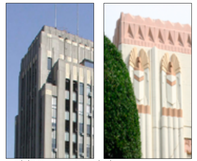
Roof expressed as pavillion

Roof overflow scuppers recessed into facade

Recessed metal windows with metal transoms

Metal window grille and metal balcony

Sidewalk, street trees, forecourt and porches



Undulating parapets and pilasters

Corner with stacked & stepped tower

Scuppers (left) Downspouts within walls (right)

Recessed double-hung windows with metal decorative transoms

Entrance canopy

Storefront

D. Roof-Wall Connections

a. Parapets cap flat roofs, and are configured in one of three ways:
   i) pilasters that continue beyond height of interstitial walls;
   ii) walls that continue beyond height of the pilasters;
   iii) walls and pilasters that reach to same height and undulate in depth.
b. Decorated metal, ceramic tile, or glazed terra cotta transoms may be incorporated as part of parapet.

E. Roof

a. Roofs are flat, with parapets. Additional stepped volumes can be stacked above main roof.
b. Towers may be expressed as stacked volumes, and in roof shapes such as pyramidal, conical, or other special forms.

F. Drainage

a. To preserve the stylized lines of the Art Deco facades, roof drainage should located within walls of the building itself and therefore not visible on the facade
b. Where external scuppers and downspouts are utilized, they should be located on the side or rear facades.

G. Openings

a. Windows are situated between pilasters, arranged symmetrically or serially on the facade, and are recessed.
b. Windows are multi-paned and vertical in orientation.
c. Finely crafted, metal window grates are often utilized.
d. Metal or tile transom panels between windows on consecutive floors are typically utilized.
e. Windows on flat walls are typically recessed.

H. Attached Elements

a. Architectural elements such as balconies and awnings are assembled of finely-crafted metal, or metal with canvas covering. These elements often encroach into the building's setbacks.
b. Metal window grilles are typical.
c. Signage is dimensional in nature, with stand away blade signs and free-standing lettering done in period style.

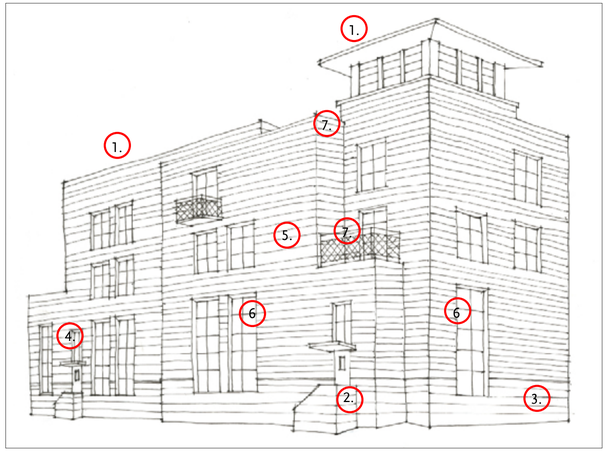
I. Site Defintion and Landscape

a. Art Deco buildings, given their urban nature, front a public landscape of wide sidewalks dominated by regularly spaced shade trees.
b. Plantings occur at street-facing forecourts, internal courtyards, or in pots placed on sidewalks.
c. Buildings fronting wide sidewalks can appropriate public space for private uses.

4.6.6 California Contemporary

Introduction. The California Contemporary style is based on the Modernist tradition and is adjusted eclectically to the local climate and culture of each place where it is being applied. The style was initially inspired by the simple forms of traditional Spanish architecture of the Southwest. Its evolution in the 1920s and 1930s was also driven by the work of innovative California architects laboring under the varied influences of the International Style. With widely available machine-age materials, most notably steel and glass, they created a new style for the mild, temperate climate of California. In this style, structural steel skeletons liberated the walls of their load-bearing duties, allowing thin curtain walls as exterior building skins and open floor plans in the interior. Solid building masses juxtaposed with walls of light materials, and big expanses of glass openings were made possible. Windows and other wall openings were sometimes designed to run continuously, or even wrapping around building corners.

The California Contemporary is, therefore, a fusion of internationalist and regionalist architectural influences. It focuses on a distinct expression, particularly through the relationship of indoor and outdoor spaces that is possible in this moderate climate and light construction. It is characterized by simple cubic forms, horizontal roof planes, cantilevered projections, and door and window openings composed asymmetrically across unadorned exterior curtain walls. The style further emphasizes building massing over structural articulation. Interlocking volumes are often emphasized by the use of various construction materials and colors. Roofs are typically flat, but occasionally they are also sloped, or a combination thereof. Exterior walls are very smooth with crisp edges and corners. Architectural elements such as awnings, balconies, and trellises are appended to these volumes, often occurring in the interstitial spaces between volumes, further articulating an open connection to the landscape.



Key Characteristics:

1. **Roof -** typically flat. Can vary with pitched elements, or a combination of the two. Occasional cantilevered eaves.
2. **Floor Plan/Elevations -** asymmetrical layouts with open floor plans (larger, uninterrupted spaces).
3. **Base -** either not expressed, or articulated by material changes, plane changes, or planters.
4. **Form/Massing -** solid masses juxtaposed with large openings of doors, windows, or entry voids.
5. **Walls -** smooth, unadorned stucco, tiles, stone, or brick masses combined with contrasting materials articulated as tight skins stretched over underlying framework. Structural members and materials occasionally exposed when weather resistant and integrated into composition. Color may be monochromatic or multi-chromatic as appropriate to the sun and light of California.
6. **Openings -** vertically proportioned, large openings composed asymmetrically or symmetrically and juxtaposed with the mass of the wall as glass curtains or punched openings.
7. **Permeability -** a strong relationship between interior and exterior spaces due to California's mild climate and enhanced by porches, balconies, recesses, trellises, galleries, awnings, openings, courts, and patios.

Massing & Proportion

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **California Contemporary** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

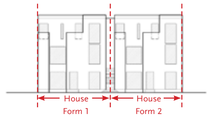
Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing -** A simple rectilinear box or conglomeration of boxes with the structural system often (but not always) apparent. Typical variations of California Contemporary building massing include both symmetrical and asymmetrical, single and repetitive volume compositions. Proportions of openings can be either vertical or horizontal. Within volumes, window and window arrays can be disposed symmetrically or asymmetrically. Roofs are typically flat.

2. **Detailed Massing Elements -** Balconies, terraces, exterior stairs, horizontal canopies, and so on are often employed to break down a building's massing and generate a play between solid and void as well as light and shadow.

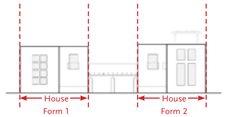
3. **Composition and Openings** - Window openings are vertically proportioned and may be arrayed symmetrically or asymmetrically.

4. **Floor Plan -** Simple rectangular plans are most common with public rooms facing directly onto the street.



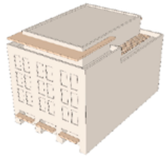
1. Medium
(Rowhouse, Live / Work)

A three-story rowhouse building comprised of a series of asymmetrically disposed individual house forms that are differentiated from one another by undulating setbacks and varying heights. Further articulation is provided by horizontal canopies, clipped on secondary volumes, and stairs that protrude beyond the face of the front facade. Access to both ground floor and upper floor units is directly from the sidewalk. The ground floor is raised a few feet above adjacent grade to improve privacy.



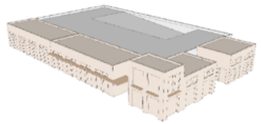
2. Medium
(Courtyard housing)

A two-story court comprised of two house form buildings that flank each side of a shared courtyard. A trellis connects the two buildings and marks the entrance to the courtyard from the street. Though the massing of the project is symmetrically disposed, different window articulation of the front facades of each building adds interest and asymmetry to the overall composition.



3. Large
(Commercial block)

A commercial block building comprised of a single, rectangular mass with serially-disposed windows. The upper floor is stepped back to form a continuous terrace that is, in turn, covered by a horizontal canopy. Access is by lobby, elevator, and corridor.



4. Large
(Commercial liner)

This building lines the edge of a city block and hides pedestrian-unfriendly uses such as parking garages, movie theaters, or big box stores. From the street, the building appears to be a commercial block. The building also steps up its massing at the corner to add more emphasis to the corner. The composition of its openings is serial. Access is by lobby, elevator, and corridor.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

4.6.6 California Contemporary

Regional precedent: South Pasadena, CA - courtyard housing

Regional precedent: National Resources Defense Council office building, Santa Monica, CA.

Massing of simple volumes and voids

No base with glass infill panels

Plaster ground floor

Simple volume with large front opening.

Brick base

Cementitious siding

Articulated volumes step back from the street

Concrete base with brick columns and walls

Brick

A. Massing

a. Volumes of differing heights and widths are juxtaposed with large openings or voids.
b. Repetition of building volumes is permitted, but slight variations should be included to avoid monotony.
c. Massing is generally asymmetrical, but partial, localized symmetries are not uncommon.

B. Base

a. Exterior walls reach the ground with or without a base.
b. Where present, the base is articulated as a change in plane, or material such as stone, cast concrete, or brick.
c. The entire ground floor height may be articulated as the base.

C Primary Walls

a. Expressed as single-plane, expanses of wood, cementitious, or metal siding (no T-111), plaster, glass, brick, cast concrete, or cast concrete
b. Several materials may be composed with one another on a building.
c. Change of materials should be accommodated through articulated joints.
d. Expansive white walls are strongly discouraged as they do not fit the color context of Uptown Whittier (see image 6 on page 4:53).

Simple brick pattern beneath parapet cap

Flat roof with decorative cornice/parapet

Internal roof drains

Openings that span multiple floors.

Balconies, trellis structures, porches

Urban landscape- street trees, pocket plantings

Parapet with receding cornice

Curved metal roof covering outdoor roof deck

Scupper and downspout

Openings punched into mass wall

Wood trellis, metal awning

Details - raised planter boxes

Metal Awning with exposed rafters

Flat roof with precast concrete parapet

Scupper and downspout

Corner windows, bay window

Wood trellis, metal awnings

Landscape over concrete podium, vines

D. Roof-Wall Connections

a. Walls are designed as dominant over roofs.
b. The parapet of flat-roofed volumes may be articulated in a variety of ways: with a cornice, without a cornice, with a receding cornice.
c. Sloped roofs may have overhangs, or none. For roofs with sloped overhangs, exposed structure is encouraged.
d. Wood or metal braces may be used.

E. Roof

a. Roofs are typically flat.
b. Various other roof shapes are acceptable with the exception of barrel shaped or sharply angled roofs.
c. Roof materials may be utilized which are appropriate to the overall form of a building.

F. Drainage

a. Downspouts may be utilized as decorative vertical elements and facade accents but should be integrated into the design of the elevation.
b. Scuppers may be used to provide contrast on flat facade surfaces.
c. Drainage components should be metal.
d. Flat roofs on larger structures should be drained via internal roof drains.
e. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells

G. Openings

a. Openings may be composed asymmetrically or symmetrically as either curtain walls or punched openings.
b. Windows should be manufactured of quality materials such as metal or wood and be of commercial grade.
c. Window openings may be either framed or unframed, recessed or not recessed.
d. Windows should be multi-paned and be vertical in orientation. They may be arranged as horizontal arrays.

H. Attached Elements

a. Architectural elements (porches, balconies, trellises, awnings, and bay windows) must be designed and assembled of finely-crafted metal or wood.
b. All frontages should be designed consistently with the overall form of the building.
c. Attached elements may be fully integrated into the form of a building or just attached to it.

I. Site Definition and Landscape

a. Landscape should consist of trees that shade yards and lower plant materials that define and embellish the character of shared open space.
b. Evergreen and deciduous plants should be located to provide appropriate solar access depending on the season.
c. To the degree possible, a single large tree should be provided for each courtyard.

4.6.6 California Contemporary

Preferred Characteristics of Buildings. Of all possible ways of designing contemporary buildings in Southern California, the following eight are preferred compositional strategies for new designs to be inserted into the fabric of Uptown Whittier. While these strategies are preferred, the images may incorporate some details that may not be desirable.

1. Multi Bay Frame
2. Single Bay Frame
3. Wall with Punched Openings - Symmetrical
4. Wall with Punched openings - Asymmetrical
5. Additive Volumes
6. Subtracted Volumes
7. Regular Repetition
8. Irregular Repetition

In the following pages, a definition of each compositional strategy is presented along with an image illustrating it. It is *not* the intention of this plan to design buildings that are directly associated with these images. Rather, the clear understanding of each strategy should result in designs that are true to their program, location, lot size, and compatibility with adjacent buildings.

Applicants utilizing these strategies must provide a clear description of how their design is composed through them, as outlined in Section 4.6.8 (Process).

1. Multi-Bay Frame. This architectural expression emphasizes the repetitive nature of structural bays in frame construction. Glazed surfaces fill the gaps between structural members producing both retail frontages on the ground floor and large scale openings on the upper floors, often with recessed or projecting balconies.

2. Single-Bay Frame. This architectural expression focuses on the pattern of a structural frame defining a single opening to the street. This opening is part of a commercial storefront frontage. Its glazing and bulkhead design can be slightly inset from the street, slightly inset to define an entrance pocket, or deeply inset to define and outdoor sitting area.

3. Wall with Punched Openings - Symmetrical. This architectural expression has its source in the design of a single regular volume whose front wall plane is patterned by a series of symmetrically arrayed openings. Typically these openings are vertically stacked with the ground floor doors dominating in proportion over the windows above. Such buildings can be designed with a variety of frontages, both residential and commercial.

4. Wall with Punched Openings - Asymmetrical. This architectural expression is based on an asymmetrical composition of volumes, often defined by towers and/or terraces. The front plane of such a composition is a wall patterned by asymmetrically placed openings that describe a variety of room types fronting the street. Such buildings can be enhanced by a variety of frontages, both residential and commercial.

5. Additive Volumes. This architectural expression is rendered through the definition and free composition of various constituent three-dimensional elements and volumes of a building. The visual effect is one of addition or assembly.

6. Subtracted Volumes. This architectural expression begins with the definition of a single building mass, which is then articulated through the removal of various sub volumes. The visual effect is one of subtraction or carving.

7. Regular Repetition. This architectural expression capitalizes on the definition of a standard building volume, which is serially repeated. The scale of this repetition should be limited to room volumes and incorporate an appropriate frontage type. Its rhythm should not exceed three repetitions.

8. Irregular Repetition. This architectural expression is the result of the definition of a single building into a composition of small volumes. These are typically related to each other by material and detail, but are distinctive and separate in their form.

4.6.6 California Contemporary

Formal Characteristics that are Discouraged. Of all possible contemporary mixed-use building designs, those shown on the following pages display formal characteristics that should be avoided because they are categorically inconsistent with Uptown's architectural character. If a potential applicant desires to submit a design for a new or renovated building that employs any of these characteristics, the applicant must provide an explicit explanation for doing so as outlined in Section 4.6.8 (Process).

1. Arbitrary Facade Composition. Facades that are designed exclusively according to an internal and self-referential composition.

2. Unrelenting Repetition. Massing or elevational elements that are excessively repeated.

3. Structural Integrity. A structural expression that places walls over glass and does not visually convey structural forces to the ground.

4. Facade Articulation. Unmodulated facades of no compositional or material interest.

5. Dead Ground Floors. Dead ground floors that do not provide access or views into a building.

6. Blank Walls. Expansive areas of blank walls without window or door openings

7. Slanted and Curved Walls. Slanted and curved walls that put too much emphasis on a building at the expense of its neighbors.

8. Acute Angles. Acute walls, roofs and balconies that put too much emphasis on a building at the expense of its neighbors.

9. Bright Colors. Large areas of bright wall colors that fragment the architectural form of a building.

10. Shiny Cladding Materials. Shiny and reflective wall cladding materials that provide an aggressive formal presence.

11. Industrial Materials. Materials that are industrial in character, such as concrete block and corrugated metal siding.

12. Building Volume Definition. A building's primary volume defined by regular, tinted, or mirrored glass.

13. Curtain Walls. Curtain walls comprised of glass areas that cover the majority of the building's facade.

14. Low Ground Floors. Ground floor ceiling heights that are too short for commercial use.

15. Arbitrary Elements. Building elements that are both gratuitous and useless.

16. Shallow Detailing. Assemblies of materials that are abstract, shadowless, and lacking in craftsmanship.

4.6.7. Guidelines for Environmentally Sensitive Building Design

Sustainable Design can be defined as an informed response to environmental issues during project design, construction, and operations. For the purposes of this project, the major issues that need to be addressed include energy, landscape and hydrology, indoor environmental quality and resource conservation.

Energy

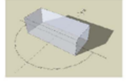
The built environment is responsible for nearly half the primary energy use in this country, making buildings a leading contributor to global warming, air pollution and the depletion of fossil fuel reserves. Substantial reductions in energy use can be made by responding to climatic conditions and through the use of high performance energy systems and alternative energy sources.

Design for emerging energy systems
Design buildings to accommodate renewable energy sources when they become cost effective, including rooftops oriented for the installation of solar panels.

Design for daylighting
Make extensive use of high windows, and use skylights over interior spaces to use the sun as a primary source of illumination.

Design for shading and prevailing winds
Use overhangs, shutters, louvers and shade trees to minimize solar heat gain, and design buildings to allow for the passage of cooling breezes.

Exterior circulation and living space
Minimize the amount of conditioned space by using covered outdoor circulation, porches, balconies and arcades.



Proper solar orientation
To the degree possible, orient buildings with most of the glazing facing north or south, and minimize glazing facing east and west.

Optimize building shell performance
Use tight, well-insulated wall systems and high-performance glazing.

Indoor Environmental Quality

The indoor environment can be readily designed to promote human health and well-being by minimizing sources of contamination, and providing abundant fresh air and sunlight.

Minimize contaminant sources
Many building products are now available that minimize the offgassing of VOCs and other indoor air pollutants. Special attention should be paid to liquid-applied materials such as glues, sealants, paints and other coatings.

Fresh air and daylight
Numerous studies point to the physical and psychological benefits of a well designed interior environment. To that end, buildings should be organized to provide abundant natural light, and mechanical systems designed to accommodate operable windows.

Resource Conservation

To address resource conservation issues, the entire life-cycle of building materials must be considered: the effects of extracting raw materials and of manufacturing, performance while in use, including maintenance and durability, and how the materials and packaging will ultimately be disposed of. The primary goal is to encourage the development of "closed-loop" manufacturing which uses waste products as the raw materials of new products.

Re-possessed or reusable materials
Many building products are available which focus on strategies for resource conservation, and in general are becoming more durable and cost effective.

Waste stream management
Waste management, including recycling, re-use and composting, is becoming increasingly common and cost effective, and should be employed to the degree possible.

Landscape and Hydrology

In nature, most rainwater is absorbed, cleaned and stored in the soil and plants, and very little overland runoff occurs. Stormwater management systems modeled on nature, known as bioretention systems, can significantly improve surface water quality and minimize the need for detention areas and underground pipes. Each building or block should be designed to clean a 1.5 inch storm event on-site. There are several approaches to bioretention which can be used to meet these requirements, depending on project conditions.

Vegetated Roofs
Vegetated roof systems clean and retain stormwater using specially designed planting systems, and can also provide some energy benefits. They are especially appropriate in areas where roofs are visible or accessible or where open land is in short supply.

Rain Gardens
Rain gardens are shallow retention basins designed to infiltrate rainwater. Virtually any reasonably flat planted area can be designed as a rain garden or swale. They are frequently used close to buildings or parking lots to clean the initial runoff before entering a conventional storm water system.

Pervious pavements
Pervious pavements allow stormwater to infiltrate directly into the ground below. When coupled with underground storage (generally a stone bed) they are an effective bioretention strategy.

Native plant landscape
Because native plants thrive in local conditions, they minimize the need for irrigation and fertilizers.

Water conservation
Landscape irrigation is generally the largest user of potable water, and even natives in urbanized areas will need occasional watering. Although stormwater can be captured, stormwater cisterns tend to be large to hold enough water for extended dry periods. An alternative is a smaller cistern that captures building water, such as air conditioner condensate or gray water from sinks.

4.6.8 Process

The review of design proposals should be enabled through measures that focus the attention of both applicants and reviewers on the essential qualities of each architectural project and its compatibility within the site context to which it is being introduced.

In order to accomplish this end, the energy and time of City staff should be focused away from reviewing projects already designed and therefore adverse to change. Instead, City staff should receive information on proposed projects early in the design process, where its criticism and advice can be used to efficiently and effectively accomplish the architectural purposes outlined in these Guidelines.

The following is a proposed process for preliminary review of all projects:

1. A preliminary sketch shall be submitted to the City for review of a proposed project's design principles, its basic form, and its intended response to its context. Submittal package shall include:

   a. Site Plan with context (150 feet in all directions)
   b. Photos of buildings on project side of street and opposite side of street (150 feet in each direction)
   c. Simple digital massing model with context (150 feet in all directions).
   d. One street-facing elevation or perspective (150 feet in all directions)
   e. A written narrative, including diagrams, answering the following questions:

      i. How does the proposed building relate to its site and to its neighbors in terms of setbacks, height, massing, scale, frontage, open space and landscape?
      ii. If the proposed building is immediately adjacent to a lower density zone, what measures have been employed to insure that the proposed building is appropriate to and not a visual nuisance to existing, smaller scale buildings in the lower density zone?
      iii. What style has been chosen for the proposed building and why?
      iv. What materials and finishes are proposed and are they employed in a manner that safeguards and expresses the permanence of the building?
      v. What makes the proposed building particular to Whittier? How does it respond and contribute to Whittier's architectural heritage and climate?
      vi. If the proposed building is adjacent to a historic resource, what measures have been employed to insure that the proposed building responds to it?

4.6.9 Enforcement

The authority of the City of Whittier in directing projects to fully conform to these Guidelines depends on the follow-up measures available to the City to ensure that approved designs are fully constructed.

This end is to be accomplished through the following enforcement framework:

1. The project developer shall retain a licensed architect for each project for the entire duration of the project (from preliminary design to final occupancy).

2. Any or all of the following enforcement methods may be employed by the City to insure a building under construction is in compliance with the approved design documents:

   a. A project walk-through at the following construction milestones:

      i. Framing during window installation (prior to waterproofing installation)
      ii. Early application of roof finishes
      iii. Early application of wall finishes
      iv. Installation of architectural details (exterior railings, light fixtures, etc.).

   b. Sign off from architect to confirm the building under construction is consistent with the approved design and construction documents.
   c. Conformance with conditions of approval that describe how certain details/finishes should be executed.
   d. Construction of a mock-up of selected finishes and details.

Standards

4.7.1. Purpose and Intent

This section establishes the vision for maintaining the existing, pedestrian-scaled, walkable blocks in the Uptown Whittier through standards for creating new blocks and their corresponding lots. The figure below illustrates the stark difference between the intent of this section and that of conventional suburban development, particularly in terms of scale, pattern and diversity of block, lot and building types. The following standards and provisions apply to all property, buildings and activity in the Uptown Specific Plan area.

Left: Conventional Suburban Retail Center Development: Discontinuous network of vehicular-oriented blocks and streets

Left: Traditional Town Center Development: Walkable, small and inter-connected Blocks

The procedure for subdividing land is intended to continue the prevalent pattern in the historic core of Whittier; that is, Uptown, which is an urban infrastructure of small, walkable blocks, an interconnected and human-scaled network of thoroughfares punctuated by open space of varying types. The following regulations apply to all property within the project boundaries that seeks development.

4.7.2 Applicability

Each new block type shall be designed in compliance with the standards of this Chapter for the applicable type, subject to the review and approval of the City of Whittier.

4.7.3 Allowable Types and Requirements

The range of block types, their dimensional requirements and allowed lot widths are summarized below:

Block and Lot Requirements

Min Block Depth	Max Block Length	Allowable Lot Widths
110 ft per 1/2 block	600 ft	25 to 200

4.7.4 Design objectives

Each site shall be designed to be divided into smaller blocks with:

A. Internal streets, where appropriate to connect with off-site streets and/or to create a series of smaller, walkable blocks;

B. Service alleys within the new blocks; and

C. Multiple buildings on the site, with their entrances on bordering streets.

4.7.5 Subdivision requirements

Each site shall be designed as a subdivision in compliance with the following standards, and to achieve the objectives in this chapter.

A. Each proposed parcel shall not exceed 1 acre.

B. Each proposed parcel shall front on a street and its frontage shall not exceed 200 feet, unless specified otherwise in Section 4.5 Frontage Types.

4.7.6 Building design

Buildings proposed on a site of one-half block or larger shall be designed in compliance with the following requirements, in addition to all other applicable provisions of this Code.

A. Buildings shall be designed to have fronts and backs, with front facades containing primary building entrances and facing streets.

4.7.7 Procedure for Subdividing Land

A. Site

Sites larger than 4 acres shall be subdivided further to create additional blocks.

B. Introduce Streets

Sites being subdivided into additional blocks shall introduce streets from the list of existing and allowable street types and comply with the block-size requirements in Section 4.6.3.

C. Introduce Alleys

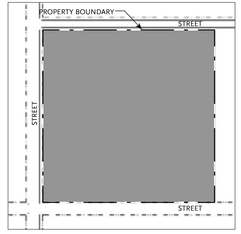
Access to blocks and their individual parcels is allowed only by alley/lane, side street or, in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.

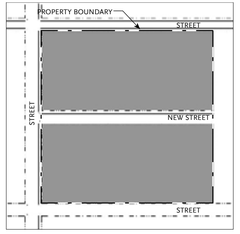
D. Introduce Lots

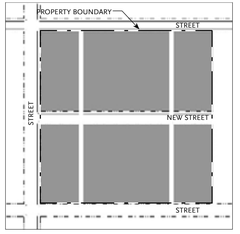
Based on the type(s) of blocks created and the thoroughfare(s) that they front, lots (parcels) are introduced on each block to correspond with the allowable building types in Section 4.4.

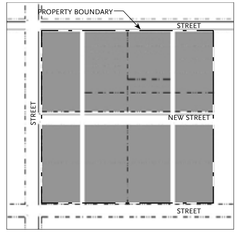
E. Introduce Projects

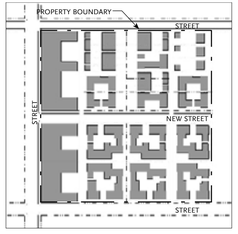
Each lot is designed to receive a building per the allowable building types identified in Section 4.4 and can be arranged to suit the particular organization of buildings desired for each particular block. The allowable building types then are combined with the allowable Frontage Types in Section 4.5 per the Zone in Section 4.3 in which the lot is located, in order to generate a particular urban form and character.











Site to be sudivided: Illustrative Diagram

Introduce Streets: Illustrative Diagram

Introduce Alleys: Illustrative Diagram

Introduce Lots: Illustrative Diagram

Introduce Projects: Illustrative Photo

4.8.1 Sign Regulations

A. Purpose and Intent

These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within the Uptown Whittier Specific Plan area, and to require the proper maintenance of signs. The purposes of these limitations and requirements are to:

1. Avoid traffic safety hazards to pedestrians, bicyclists, and motorists, caused by visual distractions and obstructions;
2. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, shop, and play;
3. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached; and
4. Safeguard and protect the public health, safety, and general welfare.

4.8.2 Applicability

A. Signs regulated

These sign regulations apply to all signs in all zones established by Section 4.3 (Regulating Plan and Zones), except that directional/instructional signs and real estate signs shall instead comply with the requirements of the City of Whittier Municipal Code Title 16 Signs, and Chapter 18.73 Sign Ordinance.

B. Applicability to sign content

The provisions of this Chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.

C. Sign permit requirements

Sign installation within the areas subject to this Code shall require sign permit approval in compliance with the City of Whittier Municipal Code Title 16 Signs, and Chapter 18.76 Sign Ordinance., unless exempted from sign permit requirements.

D. Exempt Signs and Permit Exceptions

See the City of Whittier Municipal Code Section 16.10 Special Provision, and Section 18.72.040 Exempt Signs

E. Definitions

Definitions of the specialized terms and phrases used in this are in the City of Whittier Municipal Code, Chapter 18.72 On-premises signs, and Section 18.72.020 Definitions.

4.8.3 Prohibited Signs

All sign types and sizes not expressly allowed by this Chapter shall be prohibited. Examples of prohibited signs include, but are not limited to the following:

A. Abandoned signs;

B. Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs), and barber poles;

C. Exposed cabinet/raceways behind channel letters;

D. Internally illuminated cabinet (can) signs;

E. Off-site signs (e.g., billboards, and signs mounted on vehicles);

F. Obscene signs;

G. Pole signs and other freestanding signs over six feet in height;

H. Roof signs;

I. Because of the City's compelling interest in ensuring traffic safety, signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;

J. A sign in the form or shape of a directional arrow, or otherwise displaying a directional arrow, except as approved by the City, or as required for safety and convenience and for control of vehicular and pedestrian traffic within the premises of the subject use;

K. A sign attached to or suspended from a boat, vehicle, or other movable object that is parked within a public right-of-way, or located on private property so that it is visible from a public right-of-way; except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of a vehicle;

L. A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;

Projecting Sign

Projecting Sign

Marquee Sign

Window Sign

Window Sign

Projecting Sign

Projecting Sign

4.8.3 Prohibited Signs (continued)

M. A sign placed within a public right-of-way, except as provided by Section 4.8.5 (Signs Standards);

N. Temporary and portable signs, including the following;

1. A-frame and other portable sidewalk signs in the public right of way; also see Chapter 18.76.080 of the Whittier Municipal code, interim sign ordinance
2. Balloons and other inflatable devices;
3. Flags, except official national, state, or local government, institutional or corporate flags, properly displayed; and
4. Pennants and streamers, except in conjunction with a athletic event, carnival, circus, or fair.

4.8.4 General Requirements for All Signs

A. Sign area and height measurement
The measurement of sign area and height to determine compliance with the maximum sign area requirements and height limits of this Chapter shall occur in compliance with the City of Whittier Municipal Code Title 16 Signs, and Chapter 18.76 Sign Ordinance.

B. Sign location requirements

Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this Chapter.

1. On-premise signs required
Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this Chapter.

2. Setback requirements
Each sign shall comply with the setback requirements of the applicable zoning district, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of 10 feet from the front and side street property lines.

3. Placement on a building
No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.

4. Signs within a public right-of-way
No sign shall be allowed in the public right-of-way except for the following:
(a) A projecting sign in compliance with Section 4.8.5 (Sign Standards);
(b) Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
(c) Bus stop signs installed by a public transit company;
(d) Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or
(e) Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.

All signs within the public right-of-way that are intended to regulate, warn, or guide traffic, shall comply with the Manual on Uniform Traffic Control Devices.

Any sign installed or placed within the public right-of-way other than in compliance with this section shall be forfeited to the public and be subject to confiscation.

C. Sign design

The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or Building Permit can be approved.

1. Color
Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

2. Design and construction
(a) Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this Chapter, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
(b) Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who is capable of producing professional results.
(c) Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

3. Materials and structure
(a) Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall match those used on the buildings on the site and any other signs on the site.
(b) Permitted materials include wood, metal, and others conforming to the conditions of section (a) above.
(c) No sign shall include reflective material.
(d) Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
(e) The size of the structural members (e.g. columns, cross-beams, and braces) shall be proportional to the sign panel they are supporting.
(f) The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

4. Street address
The review authority may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the site.

5. Copy design guidelines
The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and lay out that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.
(a) Sign copy should relate only to the name and/or nature of the business or commercial center.
(b) Permanent signs that advertise continuous sales, special prices, or include phone numbers, etc. should be avoided.
(c) Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
(d) The area of letters or symbols should not exceed 40 percent of the background area in commercial districts or 60 percent in residential districts.
(e) Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

6. Sign lighting
Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.
(a) External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.
(b) Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.
(c) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
(d) Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
(e) For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

D. Sign maintenance

1. Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of 14 days from the date of damage or failure.
2. A repair to a sign shall be of materials and design of equal or better quality as the original sign.
3. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the City's Land Use Code.
4. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and the facade where the sign was located is to be restored and painted to match the existing building.

4.8.5 Sign Standards

Each sign shall comply with the restrictions provided by this section.

A. Each sign shall comply with the requirements in the accompanying table, Sign Standards by Building Type and Land Use.

4.8.6. Standards for Specific Sign Types

A. Banners and Portable Signs

Banners shall be governed by Chapter 18.76.080 Temporary on-premises signs of the Sign Ordinance of the Whittier Municipal Code.

B. Public Wayfinding Signs

Public wayfinding signs are exempt from sign permit requirements.

C. Neon Signs

Non-animated (i.e. Non-flashing, non-blinking or without any movement) neon signs of maximum 30 amps shall be permitted. Neon signs are only permitted outside below 8' in height if encased in protective transparent material for safety purposes.

D. Painted Wall Signs

Painted wall signs shall be governed by Chapter 18.76.020 Wall signs of the Sign Ordinance of the Whittier Municipal Code.

E. Murals

Murals shall only be permitted with approval of the Director of Community Development.

SIGN STANDARDS BY BUILDING TYPE AND LAND USE

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
Duplexes, Triplexes, Quadplexes:			
None allowed			
Multi-Family Projects and Structures:			
Wall or freestanding	Wall signs: Below edge of roof; Freestanding: 48 inches	1 of either allowed type per entrance or street frontage	12 square feet of each; 24 square feet total of all signs

Non-Residential Uses:

Allowed Sign Types	Maximum Sign Height and Location Requirements	Maximum Sign Area and Other Requirements
Awning	Shall be entirely on awning valence; lettering maximum 66% of valence height; valence height max 18 inches.	50% of the area of the valence front. 1 sign maximum per each separate awning valence.
Marquee	To be established by City during project review Allowed only for the entrance of a theater or playhouse.	To be established by City during project review 1 sign maximum
Monument	5 feet including base structure. Allowed only on a site within the U-CO and U-CT zones with more than 100 ft of continuous street frontage.	36 square feet
Projecting or suspended	16 inches and bottom of sign shall be no closer than 8 ft above sidewalk surface below.	6 square feet No dimension greater than 3 square feet Sign shall be redwood sandblasted, hand carved, or architecturally designed equivalent, or cut metal.
Wall Mounted	2 feet below parapet or eave. Individual letters 18 inches; except that up to 36 inches may be allowed through the enhanced signage procedure Mounting 1-story: Above 1st floor windows Mounting multi-story: Between windows	1 square foot per 1 linear foot of primary business frontage 1 sign allowed per business frontage with pedestrian entrance. Side street or rear entrance wall sign maximum 50% of the primary sign area.
Window - Permanent	Within window area	15% of total window area.
Window - Temporary	Within window area	25% of total window area. Allowed for display a maximum of 15 days at 1 time, up to 3 times in 12-month period.

4.8.7 Nonconforming Signs

A nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this specific plan.

A. General requirements

A nonconforming sign shall not be:

1. Changed to another nonconforming sign;
2. Structurally altered to extend its useful life;
3. Enlarged;
4. Re-established after a business is discontinued for 60 days or more; or
5. Re-established after damage or destruction to 50 percent or more of the value of the sign, or its components, as determined by the Building Official.

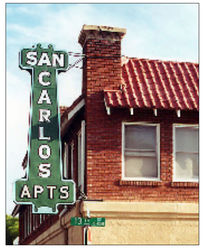
B. Maintenance and change

Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of 25 percent of the existing total area of the sign. Face changes not including copy, and any nonstructural modifications exceeding 25 percent of the existing total area of the sign, and any structural changes shall comply with all applicable standards of this Chapter.

Large Wall and Awning-Mounted Signs

Contemporary Wall-Mounted Sign

Wall-Mounted Sign



Marquee Sign

Projecting and Window Neon Signs

Above: Large, wall-mounted neon sign on a corner building

Left: Contemporary, three-dimensional door-mounted sign above store entrance

Sign painted directly on storefront frame, and smaller projecting signs on the right

4.9.1 - Parking Location and Design

A. Location of off site parking facilities.

Off street parking facilities for lots located outside of the Park Once District shall be located on the same lot as the principal use served, except:

1. For any non-residential uses only, if the same is located upon a lot that is located within five hundred feet of the outer boundaries of the lot upon which the principal use so served is located.

B. Joint uses authorization.

The Director of Community Development, upon application by the owner or lessee of any property, shall authorize the joint use of parking facilities by the following uses or activities under the conditions specified in this chapter:

1. The parking facilities required by this chapter for a use which is non-residential and is primarily a daytime use may be provided by the parking facilities of a use which is primarily a nighttime and/or Sunday use and vice versa, provided such reciprocal parking shall be subject to conditions set forth in subsection 2 of this section.

2. Conditions Required for Joint Use.

   a. The outer boundaries of the properties upon which the uses are proposed, to which the application relates, shall be located within five hundred feet of each other.

   b. The applicants shall show that there is no substantial conflict in the principal operating hours of the uses for which the joint use of off street parking facilities is proposed.

   c. Parties concerned with the joint use of off street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the City attorney as to form and content. Such instrument, when approved, shall be recorded in the office of the county recorder and copies thereof filed with the Department of Building and Safety and the Planning Department.

C. Number of spaces required

Off-street parking spaces shall be provided for each land use as required by Sections 4.3.3 through 4.3.6 for the applicable zone. Required parking for uses not listed within these Sections shall comply with the parking requirements within the Whittier Municipal Code.

D. Parking design

Parking facilities, including internal and external access, and individual spaces shall be designed in compliance with the City's standards in the Land Use Code (Parking Standards). Parking facilities visible from a street shall be landscaped as provided in Section 4.9.2, below.

E. Parking provisions

1. The following parking provisions contained within the Whittier Municipal Code shall apply to the Uptown Whittier Specific Plan except as specifically stated otherwise within this document:

Section 18.48.010 (Facilities required), Sections 18.48.020.1 (Schedule of parking requirements), 18.48.020.2(1)C (Senior Citizen Housing), 18.48.020.2(1)D (Clubs, fraternity, sorority, and boarding houses), 18.48.020.2(1)E (Congregate and assisted living facilities), 18.48.020.2(2)O (Catering and Delivery Vehicles), 18.48.020.2(P) (No parking use reference), 18.48.020.2(3) (Unique circumstances), 18.48.020.2(4) (Parking justification study), 18.48.020.2(6) (Disabled parking), 18.48.050 (Plan required), 18.48.080 (Exemption – Certain residential zone uses), 18.80.060 (Development standards - condominium conversions)

2. All single-family homes shall contain a minimum of two enclosed garage parking spaces. An automatic garage door opening system shall be provided and maintained for the garage door when the driveway apron in front of the garage door is less than 18 feet in depth.

3. Minimum and fractional parking. The off-street parking spaces required for each permitted use shall not less than the minimum required, provided that any fractional parking space shall be computed as a whole space.

4. Tandem Parking Prohibited. All required residential and non-residential parking spaces shall be non-tandem. Non-required parking may be designed in a tandem configuration.

5. Surfacing. All off-street parking areas, including driveways and aisles, shall be paved with concrete, asphaltic concrete pavement, pavers or other material approved by the Public Works Director in accordance with adopted city standards therefor. Such surfacing shall be designed, constructed and maintained so as to dispose of all surface water in accordance with city standards therefor.

6. Lights. Suitable lighting shall be provided so as to adequately illuminate any parking area having spaces for five or more vehicles or new or used-car sales areas permitted by this title. Such lighting shall be arranged so as to reflect the light away from adjacent properties.

7. Entrances and Exits. The location and design of all entrances and exits to streets or alleys from off-street parking facilities shall be subject to the approval of the city traffic engineer, to insure that such will result in a minimum of interference with the traffic flow on such adjacent streets and alleys.

8. Multi-Family Guest Parking. One space for each three units when the development consists of up to 9 units. One space for each four units when the development consists of 10 or more units

All guest parking spaces shall be clearly marked and maintained for guests only. In addition, no guest parking spaces shall be located within a private garage, but may be located within an above and/or below ground parking structure that serves the on-site parking needs of the development. The location of guest parking spaces, which are not visible from the public right-of-way, must be directed by signs and dispersed throughout the site. Guest parking within a gated community shall be located behind a secured gate and be accessible via a phone access system or manned guard gate unless specifically approved by the approval authority when it can be found that such guest parking located outside the gated area is:

a. Conveniently located to all units in the project;
b. Oriented in a manner that will be properly maintained; and
c. Visible to arriving guests and adequately screened from adjoining public streets.

4.9.2 - Landscape Standards

A. Street trees

Proposed development shall include street trees as provided by Chapter 2.4 (Open Space and Streetscape Design).

B. Parking facility landscaping

Surface parking areas shall be planted with shade trees at a minimum ratio of one tree for every four spaces in an orchard planting arrangement. In the limited circumstances where this development code allows parking areas adjacent to a street or sidewalk, the parking area shall be screened with landscaping, and a decorative wall between 36 and 48 inches in height, as approved by the review authority.

4.9.3 - Fences, Walls, and Screening

A. Applicability

The requirements of this section apply to all fences and walls unless otherwise stated.

1. Fences or wall in flood hazard area
A fence or wall in an area subject to flooding identified on a Federal Flood Insurance Rate Map (FIRM) on file in the City's Public Works Department shall require a Building Permit, and shall comply with all requirements of the City Engineer in addition to the requirements of this section.

2. Exemptions
These regulations do not apply to fences or walls required by regulations of a State or Federal agency, or by the City for reasons of public safety.

B. Height limits

Each fence, wall, and hedge shall comply with the height limits shown in the following table.

MAXIMUM HEIGHT OF FENCES AND WALLS

Location of Fence or Wall	Maximum Height
Within front or street side setback	36 in - lots of 60 ft or less 42 in - lots between 60 to 100 ft 5 1/2 ft - lots of over 100 ft
Within interior side or rear setback	6 ft (1)
Within a zone where no setback is required - Located 20 ft or more to the rear of a front or street side property line	6 ft (1)
- Located within 20 ft of a front or street side property line	42 in for solid wall or fencing 6 ft for open fencing
At intersection of alley, street or driveway	36 in
Outside of a required setback	8 ft

(1) A fence or wall up to eight feet in height may be allowed when the portions above six feet are of an open design (e.g., lattice, wrought iron or grille work). A Building Permit also may be required.

C. Specific fence and wall requirements

Fences and walls are required as follows, in addition to any other City requirement, or California Building Standards Code requirements.

1. Fencing between different land uses
Fencing between different land uses shall be provided in compliance with Subsection E. (Screening).

2. Outdoor equipment, storage, and work areas
Nonresidential outdoor uses and equipment adjacent to a residential use shall be fenced and/or screened in compliance with Subsection E. (Screening).

3. Retaining walls
Any embankment to be retained that is over 48 inches in height shall be benched so that no individual retaining wall exceeds a height of 36 inches, and each bench or terrace is a minimum width of 24 inches.

4. Temporary fencing
Temporary fencing may be necessary to protect archaeological or historic resources, trees, or other similar sensitive features during site preparation and construction. This fencing shall be approved by the Director of Community Development.

D. Prohibited materials

The following fencing materials are prohibited except where they are required by a State or Federal law or regulation: barbed, razor or concertina wire in conjunction with a fence or wall, or by itself, and chain link fencing.

E. Screening

This Subsection establishes standards for the screening and separation of adjoining residential and nonresidential land uses, equipment and outdoor storage areas, and surface parking areas.

1. Screening between non-residential and residential
Non-residential development abutting a site developed exclusively as residential shall provide screening at the parcel boundary as follows.

(a) The screen shall consist of plant materials and a solid, decorative wall of masonry or similar durable material, six feet in height (up to eight feet may be allowed in compliance with Subsection B, Height limits. Openings or pedestrian connections may be required at the discretion of the review authority.
(b) The decorative wall shall be architecturally treated on both sides, subject to the approval of the review authority.

2. Mechanical equipment, loading docks, and refuse areas.
(a) Roof or ground mounted mechanical equipment shall be screened from public view from adjoining public streets and rights-of-way and adjoining properties with residential development. This equipment includes air conditioning, heating, ventilation ducts, and exhaust vents, loading docks, refuse storage areas, and utility services, electrical transformers, gas meters, etc.
(b) The colors, materials, and architectural style of screening shall be architecturally compatible with other on-site development.
(c) All single family dwellings shall be designed with storage space provided for three, 90-gallon trash bins, not visible from the street during non-collection days.
(d) Trash enclosures shall be built for space to house sufficient three-yard bins to be determined by the City at the time of application for a development or applicable modification of an existing building/property. such enclosures shall be consistent with the surrounding architecture and shall be constructed with a solid roof, and provide convenient pedestrian and collection-vehicle access.

4.10 GLOSSARY

4.10.1 Purpose

This section provides definitions of terms and phrases used in this Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this section conflict with definitions in the Zoning Code or other provisions of the City of Whittier Municipal Code, these definitions shall control for the purposes of this Code.

4.10.2 Definitions of Specialized Terms and Phrases

Land use type classifications. The land use types listed in Table 4-1 on page 4:5 shall be defined as provided in the City's Planning and Zoning Code except for use types that are defined in Subsection B., and identified as "(land use)."

Terms and phrases. As used in this Code, each of the following terms and phrases shall have the meaning ascribed to them in this section, unless the context in which they are used clearly requires otherwise.

Accessory Structure: a detached building or structure, part of a building or structure, which is incidental or subordinate to the main building, structure or use on the same parcel, without cooking facilities (e.g., storage shed, garage, gazebo).

Adult Business: a business establishment or concern which as a regular and substantial course of conduct performs as an adult bookstore, adult motion picture theater, adult motion picture arcade, adult drive-in theater, adult cabaret, adult motel or hotel, adult theater, adult model studio, sexual encounter establishment, body painting studio, massage parlor, headshop/drug paraphernalia shop, or sells or distributes adult merchandise or sexually oriented merchandise, or any other business or concern which offers to its patrons products, merchandise, services or entertainment characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical parts, but not including those uses or activities which are preempted by state law (see City of Whittier Municipal Code Section 18.44.020. V).

Allee: a row of trees planted along a Thoroughfare or Pedestrian Walkway.

Alley: a low capacity thoroughfare with one, shared lane and no parking lanes, designed and intended for service and/or secondary access purposes (rural version of an alley is a 'lane').

Antique or Collectible Store (land use). A retail store that sells antiques, curios, gifts and souvenirs, and collectible items including sports cards and comic books. A store that primarily sells books is included under "General Retail." Does not include stores selling other types of second hand items (e.g., clothing), which are instead included in the definition of "Second Hand Store."

Apartment: a dwelling sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

Arcade: see 'Frontage Types'

Architectural Type (also referred to as 'Building Type'**:** a structure defined by the combination of configuration, placement and function.

Bicycle Path: a dedicated area, paved in a variety of materials (e.g., asphalt to decomposed granite) that is non-traversable by vehicles and is often shared with pedestrians.

Bicycle Route: an identified area, usually by white lines, that is part of the vehicular roadway that allows bicycle use.

Block: the aggregate of private lots, passages, common drives and, lanes, circumscribed by thoroughfares.

Block Face: the aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Building Function: the uses accommodated by a building and its lot.

Building Height: the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, and similar structures. Building height shall be measured from the average grade of the enfronting Thoroughfare. See entry in Glossary on 'Story' for dimensions.

Building Placement: the maximum envelope available for placing a building on a lot.

Building Type: (also referred to as 'Architectural Type')**:** a structure defined by the combination of configuration, placement and function. The Types used in this Specific Plan are listed below in the order they appear in the document:

Single Family: A structure occupied by one primary residence that also accommodates commercial uses.

Accessory Dwelling (e.g. Carriage House): An attached or detached residence which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes 'granny flats'.

Duplex, Triplex, and Quadplex: These structures are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.

Rosewalk: An architectural type consisting of freestanding single-family residences arranged on either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the rosewalk usually connects two parallel streets.

Bungalow Court: An architectural type consisting of freestanding single-family residences arranged around a common, shared courtyard. The individual buildings are arrayed next to each other to form a shared type that is wholly open to the street.

Rowhouse: An individual structure occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side along the primary frontage.

Live/Work: An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Courtyard Housing: A type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other , on one or more courts, to form a shared type that is partly or wholly open to the street.

Stacked Dwellings: A structure of single-floor residences of similar configuration either above or below.

Commercial Block: A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Liner: A structure that conceals a larger building such as a public garage that is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Civic: the term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.

Civic Space: an open area dedicated for public use, typically for community gatherings. Civic Space Types are defined by the combination of certain physical constants defined by the relationship between their intended use, their size, their landscape and their enfronting buildings.

Colonnade: a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

Commercial Recreation Facility - Indoor (land use). Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

bowling alleys
coin-operated amusement arcades
dance halls, clubs and ballrooms
electronic game arcades (video games, pinball, etc.)
ice skating and roller skating
internet/cyber café
pool and billiard rooms as primary uses

This use does not include adult businesses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.

Commercial Frontage: the non-residential frontage of a building. Non-residential activities subject to city approval are allowed within this space, which must be at least 25 feet in depth. These spaces are limited to the first floor and as such, have different building requirements than upper floors (e.g., large storefront windows, signage, etc.).

Common Yard: the type of yard most associated with residential development, characterized by one yard visually connecting with the adjacent yard(s).

Community Assembly: the activities typically performed by, or at, the following institutions or installations: places of worship and religious facilities; public, parochial, and private nonprofit clubs, lodges, meeting halls, and recreation centers; and temporary nonprofit festivals;

Context: the particular combination of elements that create a specific environment. A Context Zone is administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to specifying the building use, density, height and setback, all the relevant elements and characteristics of the intended environment are integrated. The integration includes the characteristics of the private lot and building as well as those of the enfronting public streetscape. Their combination and the ratio of natural-urban intensity is determined by their location on the Transect.

Curb: the edge of the vehicular pavement detailed as a raised curb or a swale. The curb usually incorporates the drainage system.

Density: the number of dwelling units within a standard measure of land area, usually as units per acre.

Design Speed: the velocity at which a Thoroughfare can be comfortably driven without the constraints of signage or enforcement. there are 4 ranges of speed: Very Low: below 20mph, Low: 20-25mph, Moderate: 25-35mph and High: above 35mph. This factor determines the character and context for a particular segment of the Thoroughfare system.

Developable Areas: those areas of a site that are not designated Open Space.

Dooryard: see 'Frontage Types'

Driveway: a vehicular lane within a lot, usually leading to a garage. A Driveway may be used for parking, providing that it is no more than 18 feet wide.

Dwelling, Multi-Family (land use). See the descriptions of building types in Section 3.3.010 (Architectural Types).

Edgeyard Building: a building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while each of the side yards weakens the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences/walls and a well-placed outbuilding/garage.

Elevation (Building): the exterior walls of a building not along a frontage. Also referred to as 'Facade' when the elevation is along a frontage line.

Enfront: the placement of an element along a frontage line, as in "arches enfront the street."

Entrance (Principal): the principal point of access of pedestrians to a building. In the support of pedestrian activity, the Principal Entrance should give to the frontage rather than to the parking.
Fabric Building: A building which is not civic or otherwise especially important in the overall neighborhood of blocks and buildings. A building which contributes to the forming of public space by being contextual so that civic and institutional buildings are emphasized.

Facade: the exterior wall of a building that is set along a frontage line. Facades support the public realm and are subject to frontage requirements additional to those required of elevations.

Forced Podium Hardscape: A built condition which can occur when the "podium" created by the protruding roof of a sub-grade garage is minimally landscaped and not provided other design elements such as seating areas, fountains and gardens, to soften an otherwise featureless concrete appearance and provide areas within the courtyard that are attractive to, and usable by residents and their visitors for active and passive pursuits.

Forecourt: see 'Frontage Types'

Frontage Line: those lot lines that coincide with a public frontage line. One shall be designated as the Principal Frontage Line. Facades along Frontage Lines define the public realm and are therefore more highly regulated than the elevations that coincide with other lot lines.

Frontage Type: the architectural element of a building between the public right-of-way and the private property associated with the building. Frontage Types combined with the public realm create the perceptible streetscape. The following types are listed as they appear in this code:

Frontyard / Porch: a common frontage associated with single family houses, where the facade is set back from the right of way with a front yard. An encroaching porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

Stoop / Dooryard: an elevated entry porch/stair placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

Forecourt: a semi-public exterior space partially surrounded by a building and also opening to a thoroughfare. These spaces usually lead to a Court, which is a private exterior space. It is often used as a vehicular entrance or drop-off, and its landscape may be improved with paving.

Storefront: a facade placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.

Arcade: a facade with an attached colonnade, that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it.

General Retail (land use): Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

antique store
appliance store
art galleries, retail
art supplies, including framing services
bath and kitchen store
bicycles
books, magazines, and newspapers
cameras and photographic supplies
clothing, shoes, and accessories
department stores
drug stores and pharmacies
dry goods
electronics store
fabrics and sewing supplies
florists and houseplant stores (indoor sales only outdoor sales are "Building and Landscape Materials Sales")
furniture store
hobby materials
jewelry
luggage and leather goods
musical instruments (small), parts and accessories (large instruments are under "Furniture, Furnishings, and Appliance Store")
orthopedic supplies
small wares
specialty shops
sporting goods and equipment
stationery
toys and games
variety stores
vintage goods store
videos, DVDs, records, CDs, including rental stores

Does not include adult businesses which are separately defined.

Infill Development: a site seamlessly developed within an existing urban fabric, balancing, completing and/or repairing the surrounding areas.

Inside Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. Control of the Curb Radius is an important variable in the fostering of a pedestrian-friendly environment.

Layer: a range of depth of a lot within which certain elements are permitted.

Liquor Store (land use). A retail store that primarily sells wine, beer, and/or spirits, that may specialize in one or more of the above, and may also sell convenience merchandise including food products.

Lot: a separately platted subdivision of land held privately, usually intended for the purposes of building.

Lot Line: the boundary that legally and geometrically demarcates a lot. Such lines appear graphically on a Tract Map or Development Permit Site Plan

Lot Width: the length of the Principal Frontage Line.

Medical Services - Clinic, Urgent Care (land use). A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include:

medical offices with five or more licensed practitioners and/or medical specialties
out-patient care facilities
out-patient surgical centers
urgent care facilities
other allied health services

These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

Medical Services - Doctor Office (land use). A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with five or more licensed practitioners is instead classified under "Medical Services - Clinic, Urgent Care." Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional / Administrative."

Medical Services - Extended Care (land use). Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care."

Meeting Hall: a building accommodating at least one room with an area equivalent to a minimum of 10 square feet per projected dwelling unit within the pedestrian shed in which the meeting hall is located.

Neighborhood Market/Convenience Store (land use). A neighborhood serving retail store of 2,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience shopping needs.

Net Developable Area: the private area defined by blocks which is not to remain for public uses such as Plazas, Greens, Squares, Thoroughfares or Streetscapes.

Office (land use). This Code distinguishes between the following types of offices. These do not include medical offices (see "Medical Service - Clinic, Laboratory, Urgent Care," and "Medical Service - Doctor Office.")

Business, Service. Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which are separately defined.

Processing. Office-type facilities characterized by high employee densities, and occupied by businesses engaged in information processing, and other computer-dependent and/or telecommunications-based activities. Examples of these uses include:

airline, lodging chain, and rental car company reservation centers
computer software and hardware design and development
consumer credit reporting
data processing services
health management organization (HMO) offices where no medical services are provided
insurance claim processing
mail order and electronic commerce transaction processing
telecommunications facility design and management
telemarketing

Professional/Administrative. Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include:

accounting, auditing and bookkeeping services
advertising agencies
attorneys
business associations, chambers of commerce
commercial art and design services
construction contractors (office facilities only)
counseling services
court reporting services
detective agencies and similar services
design services including architecture, engineering, landscape architecture, urban planning
educational, scientific and research organizations
financial management and investment counseling
literary and talent agencies
management and public relations services
media postproduction services
news services
photographers and photography studios
political campaign headquarters
psychologists
secretarial, stenographic, word processing, and temporary clerical employee services
security and commodity brokers
writers and artists offices

Open Space Types: the various types of open space ranging from the regionally-oriented to those types oriented at the level of the block. The following types are listed as they appear in this code:

Nature: An interacting ecological process, responsive to laws constituting a value system, and offering both intrinsic opportunities and limitations to human uses.

Plaza: An open space that is available for civic purposes and commercial activities. A plaza is spatially defined by building frontages and normally has a floor of pavement. Plazas should be located at the intersection of important streets and they frequently enfront civic buildings. Size is flexible depending on block size and location but seldom exceeds 2 acres.

Green: An open space available for informal active and passive recreation. A green my be spatially defined by ground plane landscape and informal trees rather than buildings. Minimum size of a green may be 1/2 acre and a maximum size of 10-15 acres. A green is the least formal of urban open spaces

Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages and its landscape shall consist of pathways, lawns and trees. Trees are normally formally aligned in bosque's or allee's. Squares have a wider array of passive and recreational opportunities than greens.

Tot Lot: An open space designed and equipped specifically for the recreation of children. A tot lot may be fenced and may include an open shelter. Tot lots should be interspersed within residential areas and may be placed within a block.

Outbuilding: an ancillary building (e.g., garage, storage area, crafts space, etc.), usually located towards the rear of the same lot as the principal building. It is sometimes connected to the principal building and sometimes occurs as a separate building (also known as an '*Accessory Structure*').

Park-Once (Shared Parking Policy): an accounting for parking spaces that are available to more than one function. The requirement is based on a range of parking-demand found in mature, mixed-use centers (1.4 to 2.5 spaces per 1000 square feet of non-residential floor area). The Shared Parking ratio varies according to multiple functions in close proximity unlikely to require the spaces at the same time.

Paseo: Passage or breezeway.

Pedestrian First: the practice of addressing the needs of people, once out of their automobiles, through a series of interdependent urban design and streetscape principles (e.g., wide sidewalks, street trees and shade, on-street parking, outdoor dining, inviting storefronts, the feeling of being in an 'outdoor room', short crosswalk distances, interconnected and short blocks).

Pedestrian Shed: an area defined by the average distance that may be traversed at an easy pace from its Edge to its Center in approximately 5 minutes. This distance is used to determine the size of a Neighborhood. This dimension averages one quarter of a mile or approximately 1400 feet for generally flat terrain.

Personal Services (land use). Establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

barber and beauty shops
clothing rental
day spa
dry cleaning pick-up stores with limited equipment
home electronics and small appliance repair
locksmiths
massage (licensed, therapeutic, non-sexual - permitted only as an ancillary use to a day spa or similar use and subject to Municipal Code requirements)
pet grooming with no boarding
shoe repair shops
tailors
tanning salons

These uses may also include accessory retail sales of products related to the services provided.

Personal Services - Restricted (land use). Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts, and explicitly excluded. Examples of these uses include:

check cashing stores
fortune tellers
palm and card readers
pawnshops
psychics
spas and hot tubs for hourly rental
tattoo and body piercing services

Planter: the layer of the streetscape which accommodates street trees. Planters may be continuous or individual according to the Thoroughfare and location within the neighborhood.

Porch: see 'Frontage Types'

Principal Building: the main building on a lot, always located toward the frontage.

Principal Frontage: the frontage of a parcel which is used to identify the parcel for street address purposes.

Private Frontage: the privately held layer between the frontage line and the principal building facade. The structures and landscaping within are held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries. These elements influenced social behavior in the public realm. The Frontage layer may overlap the public streetscape in the case of awnings, galleries and arcades.

Public Frontage: the area between the frontage line and the curb of the vehicular lanes, and the type and dimension of curbs, walks, planters, street trees and streetlights.

Rearyard Building: a building that occupies the full frontage, leaving the rear of the lot as the sole yard. This type, with it continuous facade, steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the Row House. For its commercial form, the Rear Yard can accommodate substantial parking.

Recess Line: a horizontal line, the full width of a facade, above which the facade sets back a minimum distance from the facade below.

Residential: premises available for long-term dwelling.

Residential Care Facility: Any of the facilities specified herein which generally provide personal care in a residential setting for children, adults, or children and adults. "Residential Care Facility" shall include "residential care facilities," as defined by the California Community Care Facilities Act; California Health and Safety Code Section 1502 (a)(1). The term "residential care facility" shall include the following health facilities, as set forth in California Health and Safety Code Section 1267.8: an intermediate care facility/developmentally disabled habilitative, an intermediate care facility/developmentally disabled-nursing, or a congregate living health facility. The term shall also include the following facilities: residential care facilities for persons with chronic life-threatening illnesses, as set forth in California Health and Safety Code Section 1568.0831; residential care facilities for the elderly, as set forth in California Health and Safety Code Section 1569.85; pediatric day health and respite care facilities, as set forth in California Health and Safety Code Section 1761.4; alcoholism or drug abuse recovery or treatment facilities, as set forth in California Health and Safety Code Section 11834.23; and any state-authorized, certified, or licensed family care homes, foster homes, or group homes serving mentally disordered or otherwise handicapped persons or dependent and neglected children, as set forth in the Lanterman-Petris-Short Act, California Welfare and Institutions Code Section 5116. The term "residential care facility" shall include any other facilities which are deemed by any other applicable law to be a residential use of property and required by law to be treated the same as other single-family residences for local zoning purposes. The term "residential care facility" shall not include family day care homes, as defined in Section 18.06.170; family day care homes shall be regulated pursuant to the provisions of Section 18.10.020 (K) of this code. Notwithstanding anything to the contrary in this Section, the term "residential care facility" is limited to those facilities, places or buildings that are both subject to regulation by the State of California and actually licensed by the State of California. No facility, place or building that may otherwise be regulated by the State of California, but which is not actually licensed by the State of California, shall be deemed a "residential care facility" for purposes of this chapter."

Retail: premises available for the sale of merchandise and food service.

Retail Frontage Line: Frontage Line designating the requirement for a shopfront, making the ground level available for retail use.

Setback: the area of a lot measured from a lot line to a building facade or elevation that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first floor level) which are permitted to encroach into the Setback.

Storefront: see 'Frontage Types'

Sideyard Building: a building that occupies one side of the lot with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear free-standing. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climactic orientation in response to the sun or the breeze.

Sidewalk: the paved layer of the public frontage dedicated exclusively to pedestrian activity.

Stoop: see 'Frontage Types'

Story: a habitable level within a building of no less than 8 feet and no more than 14 feet in height from finished floor to finished ceiling. Raised basements are not considered a story for the purposes of determining building height if more than half the entire basement is below ground level. Attics are not considered a story for the purposes of measuring building height.

Streetscape: the urban element that provides the major part of the public realm as well as paved lanes for vehicles. A streetscape is endowed with two attributes: capacity and context. Capacity is the number of vehicles that can move safely through a segment within a given time period. It is physically manifested by the number of lanes and their width, and by the curb radius. Context is physically manifested by the appropriate Frontage types as determined by the Zone in which it is located and in the corresponding portion of the Public Realm Plan.

Streetwall: an opaque, freestanding wall built along the Frontage Line, or coplanar with the facade, often for the purpose of masking a parking lot from the adjacent Thoroughfare. Streetwalls shall be between 3.5 and 8 feet in height, and constructed of a material matching the adjacent building facade. The wall may be replaced by a hedge, subject to City Approval. Streetwalls may have openings no larger than necessary to allow automobile and pedestrian access.

Terrace: a level, paved area accessible directly from a building as its extension. A terrace is typically private and is most common as a Rear Yard in single-family development.

Thoroughfare: a vehicular way incorporating moving lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way.

Thoroughfare Types: the three principal movement-types of thoroughfares that comprise an interconnected, varied and hierarchical network:

Free Flow: a thoroughfare which has dedicated, striped lanes of travel and tends to be a more highly traveled thoroughfare. Typical speeds are up to 55 mph.

Slow Flow: a thoroughfare, of moderate capacity (shorter in length than a free flow street) which does not have striped, dedicated (not striped) lanes of travel but has enough width for cars to pass each other comfortably but at a slow speed. Typical speeds are up to 20 mph.

Yield Flow: a thoroughfare of low capacity, shortest in length, and of a type where a single travel lane is shared by cars in both directions. Typical speeds are up to 15 mph.

Traffic Calming: a set of techniques which serves to reduce the speed of traffic. Such strategies include lane-narrowing, on-street parking, chicanes, yield points, sidewalk bulge-outs, speed bumps, surface variations, midblock deflections, and visual clues. Traffic calming is a retrofit technique unnecessary when thoroughfares are correctly designed for the appropriate speed at initial construction.

Transect: a system of classification deploying the conceptual range of 'rural-to-urban' to arrange in useful order, the typical context groupings of natural and urban areas. This gradient, when rationalized and subdivided into zones becomes the basis of the Regulating Plan and the zones supporting this Plan.

Transition Line: a horizontal line, the full width of a facade expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type: a form determined by function and confirmed by culture. A Type is physically defined by its function, its disposition on the lot and its configuration, including frontage and height.

Vernacular: the common language of a region, particularly in reference to the architectural tectonics. Through time and use, the vernacular has intrinsically resolved the architectural response to climate, construction technique, and to some extent, social mores.

Vintage goods store: A single unified retail store that sells items commonly classified as antique or vintage and commonly valued as "good-as-new" quality and, not including "secondhand" clothing or goods, which is defined as having limited collectors' value; thrift stores; multi-tenant establishments with less than 500 square feet per merchant; or establishments selling primarily used auto parts, appliances, or furniture.

Yard: a private area that adjoins or surrounds a building, its landscape subject to the landscape requirements.

Zaguan: a pedestrian passage between courts of one to two rooms in depth and one story in height.

APPENDIX

A.1.1 Tree Selection Criteria

By using the list of trees provided and planting the streets according to the Specific Plan, Whittier will achieve consistent visual unity, block by block, without sacrificing variety. Selection was influenced by a number of pertinent factors and objectives:

- **Environmental Suitability:** Trees that thrive in Whittier and the region;
- **Sustainability Concerns:** California natives or trees closely resembling them, including their drought-resistance, in appearance and function shall be used;
- **Street Tolerance:** A variety of street trees that perform well in urban environments are proposed. Automobile exhaust, dust, and small planters narrows the range of species appropriate for curbs;
- **Variety:** Within all of these factors is embedded the goal of species variety: Leaf color in autumn and spring, the scent of evergreens and cedars, and a kaleidoscope of branching patterns and shadow play; Vertical nature of palms and skyline view.
- **Scale and Transparency-Street:** Trees at maturity should begin branching above commercial signage and allow buildings to be seen through the canopy. Medium sized trees are reserved for narrow streets and alleys that can not accommodate big trees.

A. Street Tree Guidelines

- Eliminate unnecessary curb cuts for a continuous line of trees at the street edge;
- Tree wells are approximately 7' x 7' with structural soil beneath for root aeration and growth for canopy trees and located within parking area; palm trees are 4' x 4' wells' in retail areas. Tree wells in residential neighborhoods to be located in street parking areas and shall be 6'x 6' curbed wells.
- Automatic irrigation to be maintained for tree establishment and drought;
- Spacing (typical 30') should depend on tree type, visual unity and adequate canopy coverage;
- Substitutes only if disease or pests render the selected species unsuitable;
- Commit to long-term maintenance to optimize health and aesthetic qualities.

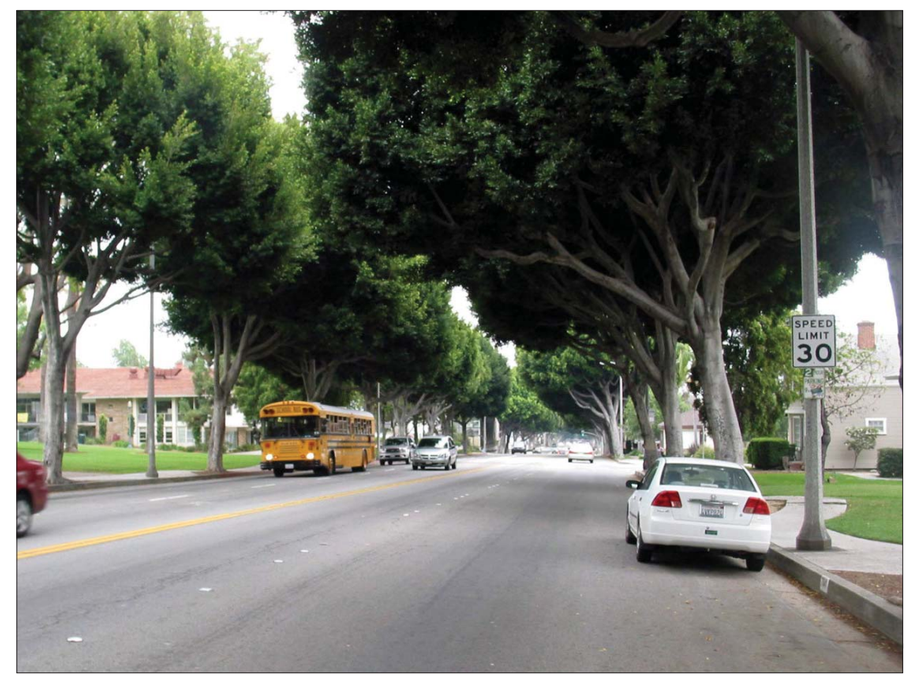
Above: The ficus trees are aesthetically striking and an integral part of Uptown's character, yet they pose serious challenges such as their age and deteriorating condition. One such challenge is the effect their roots have on nearby sidewalks and curbs, including the cracks and upheaval seen in the image above. This Specific Plan proposes a two-fold approach to address these challenges: a tree-succession plan over time, and a structural soil system for the future planting of trees. Both solutions may be costly in terms of time and resources, but are necessary and beneficial to the future of Uptown.

Below: Street trees are a dominant component of the urban landscape, for they contribute to the urban form (e.g. in the shape of a canopy), and also provide both aesthetic (e.g. the welcome sight of greenery) and utilitarian (e.g. providing shade) pleasure to residents and visitors. Trees also complement other public realm features, such as shrubs, planters and benches--all of which transform streets in pleasing public open spaces.

Right: Painter Avenue, on the eastern end of Uptown, is an excellent example of the manner in which intensive planting of street trees can help define the edge and transform an area into a distinctive destination. In order to accomplish this task, trees must be of the same or similar species, be planted in relatively close proximity to each other, and establish a clear geometric shape (e.g. a virtual wall, an overhead canopy, a colonnade) that is legible to passers-by.

Left: Apart from aesthetic considerations, trees must also be selected for their maintenance implications, especially in an urban setting with road pavement, curbs, sidewalks, and buildings in close proximity. Uptown faces a number of challenges in this regard, such as the small planting space and subsequent damage to the curb seen this the adjoining photograph.

Above: Appropriately selected and planted street trees help frame views and soften the sometimes hard edges of urban form, as seen above on Greenleaf Avenue in Uptown. The selection of tree species, including their urban form and long-term maintenance implications, is a crucial decision-making process in the attractiveness and viability of a district such as a town center.



A.1.2 Reforestation Guidelines and Sustainability

A. Tree Evaluation, Inventory and Assessment

- Evaluation for Hazard
  - Injured Trees
  - Unhealthy Trees
- Inventory Healthy Trees and Economic Value
  - Recommendation for sustaining trees during reforestation
- Qualified Arborist
  - Certified Arborist/Plant Pathologist conducts tree evaluation

B. Plan with a Vision

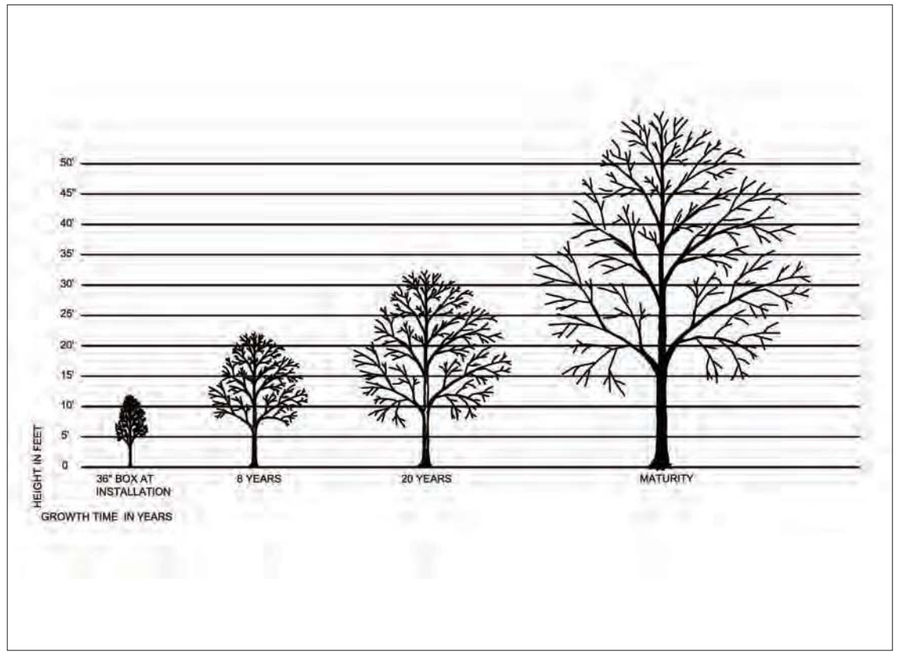
- Adjust Reforestation Program based on Tree Evaluation
- Implement Reforestation Plan

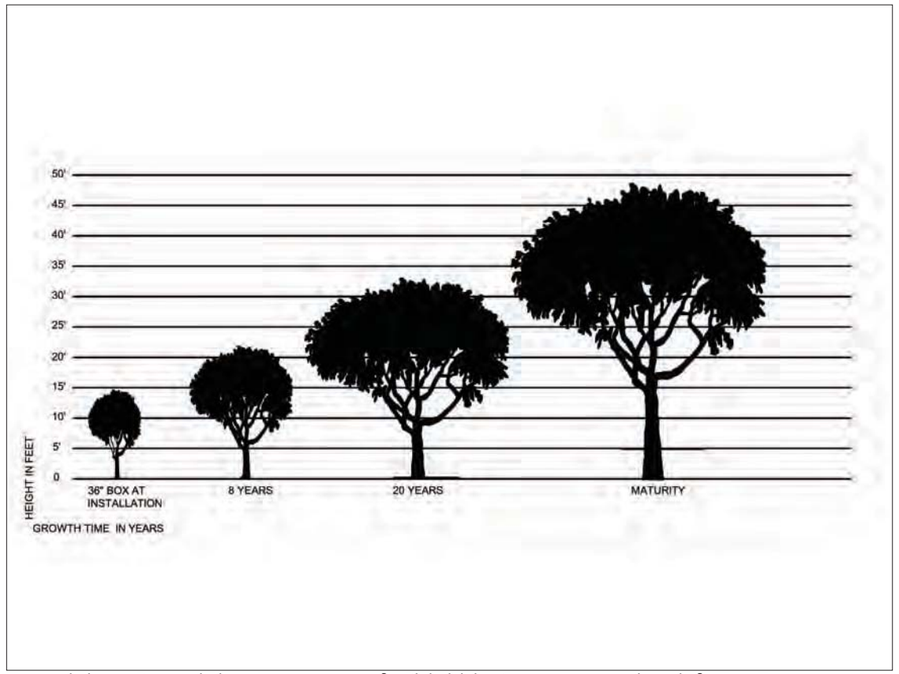
C. Tree Protection During Reforestation / General Construction

- Activities During Construction for Protection of Urban Forest
  - Tree Fencing Plan
  - Soil Compaction over Rootball and Dripline Plan
  - Erosion Control Plan
  - Tree Pruning Plan
  - Grade Fills
  - Grade Cuts
  - Root Severance
  - Excavation Plan
- Contractors / Owners subject to penalties for damage to trees
- Employees subject to discipline for damage to trees

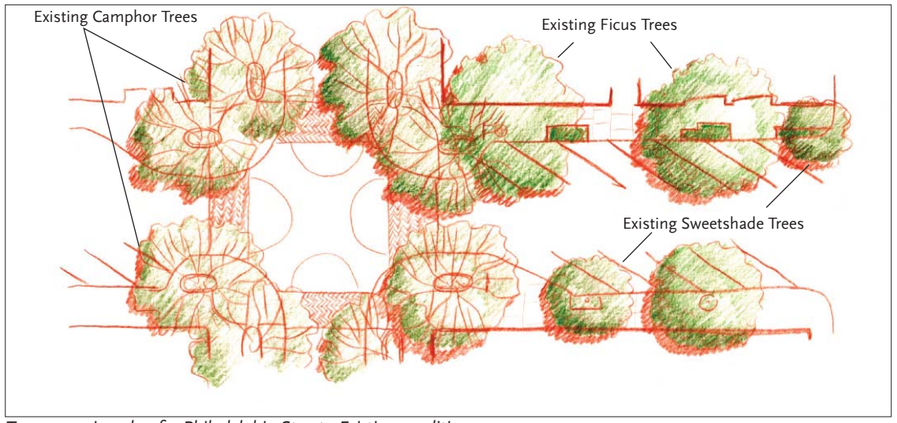
D. Tree Installation/Sustainability of Existing/Proposed Urban Forest

- Planting Medium and Strategies for Urban Landscape Planting within paved areas
  - Root Trenches for trees in paved areas of uncompacted soil. Sustainable soil volumes of 900-1,000 square feet.
  - Bridging pavement sections over uncompacted soil trenches.
  - Alternate: Structural soil system or gap graded soil to maintain compaction while allowing root penetration.
- Drainage and Aeration
  - Provide sub-drainage system and aeration through perforated pipes
- Irrigation Practices
  - Provide ongoing irrigation and supplementation of water during establishment period and as ongoing maintenance
- Pruning Practices
  - Timing of pruning based on tree type
  - Pruning of Young Trees
  - Excessive Pruning
  - Topping of trees prohibited
- Fertilization, Insect and Disease Control
  - Fertilizing standards and Mycorrhizae Treatments of young and existing trees
  - Mulching to reduce thermal buildup in soil and maintain even moisture
  - Provide program review for disease and insect control
- Training Material / Education Program for Maintenance Staff
  - Provide ongoing education and training materials to staff and public on sustaining the Urban Forest.
- Public and Private Urban Forest Commission
  - A joint venture between the City and Uptown Area stakeholders to review and develop policy for Uptown Urban Forest

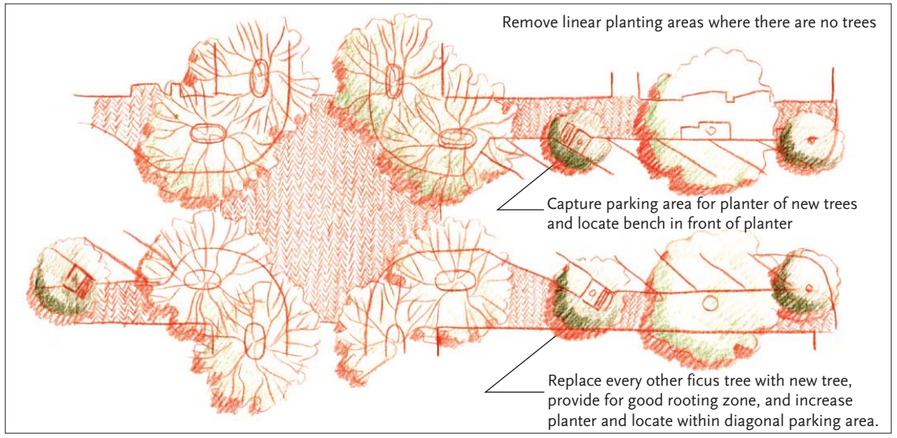




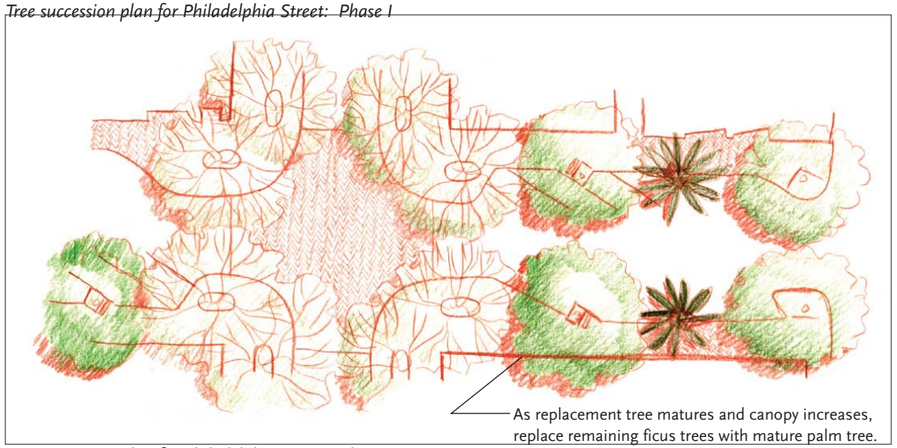
Top, and above: Proposed Phase I succession tree for Philadelphia Street: Tree growth study for Tipu Tree



Tree succession plan for Philadelphia Street: Existing conditions



Tree succession plan for Philadelphia Street: Phase I



Tree succession plan for Philadelphia Street: Phase 2

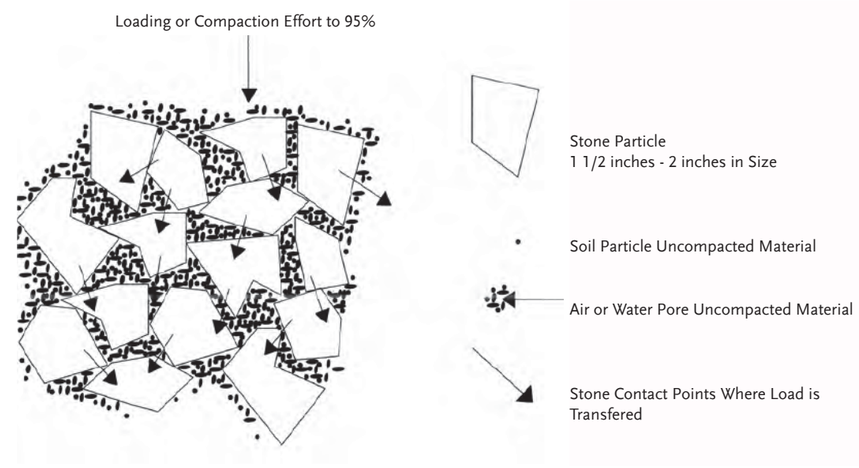
A.1.3 Planting, Irrigation, and Structural Soil System

The most common cause of young tree failure is planting too deep. In most instances , the point where the top most root in the roo ball originates from the trunk referred to as the root flare zone or root collar) should be located 1-2" above the soil surface. If there is a nursery soil over this area, scrape it off. Never place any soil over the root ball. The planting hole should be at least twice the width of the root ball, preferably wider because roots grow best in loose soil. Depth of tree pit should be to the depth of root ball of proposed tree size. In all but exceptional circumstances where the soil is very poor, extensive research clearly shows that there is no need to incorporate any amendments into the backfill soil. Simply use the loosened soil that came out of the planting hole.

Apply a 3 inch thick layer of mulch to at least six foot diameter circle around the tree. This area should be at least two feet in diameter for each inch of tree trunk diameter and maintained during the establishment period. Apply a thinner layer of mulch directly over the root ball but keep it at least 10 inches from the trunk. This allows rainwater, irrigation and air to easily enter to root ball and keeps the trunk dry.

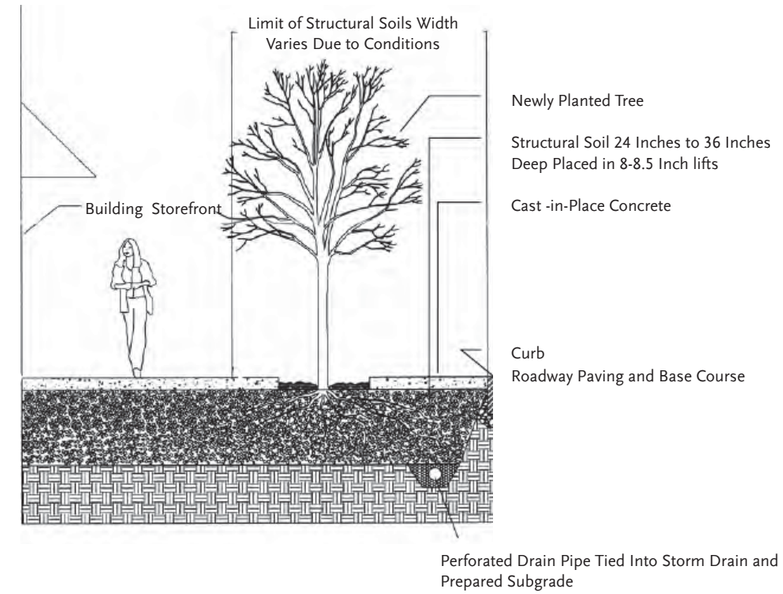
Regular irrigation after planting encourages rapid root growth that is essential for tree establishment. Trees with regular irrigation through the first growing season after planting require about 3 months or more per inch of trunk diameter to fully establish roots in the landscape soil. Trees in drier climates may take longer to establish. Trees that are under irrigated during this establishment period (and most trees are) often require additional time to establish because roots grow more slowly.

Unlike established plants, which do best with deep, infrequent irrigation, research clearly shows that recently planted trees and shrubs establish quickest with light, frequent irrigation. For planted trees daily irrigation provides the quickest establishment. Following the initial few months of frequent irrigation, provide weekly irrigation until plants are fully established. With every irrigation cycle, apply tow gallons of water per inch trunk diameter (e.g. 2 to 4 gallons for a 2 inch tree) over the root ball only. Never add water if the root ball is saturated.

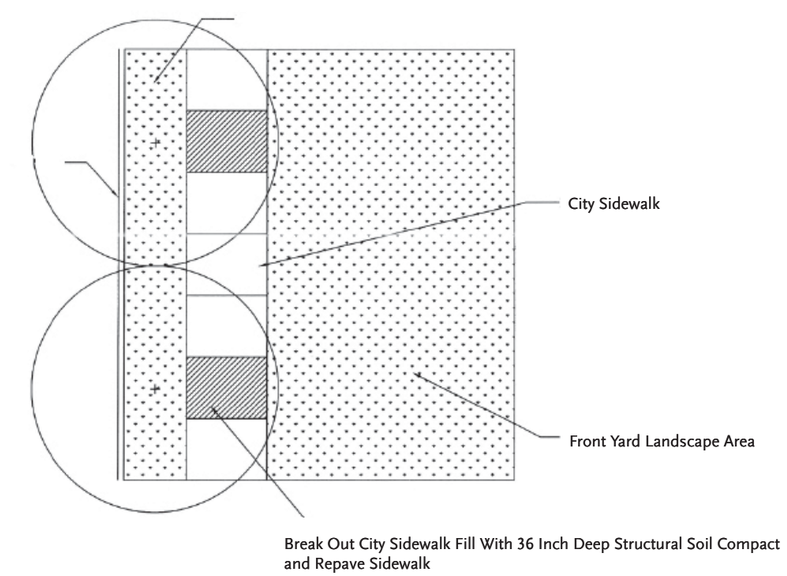


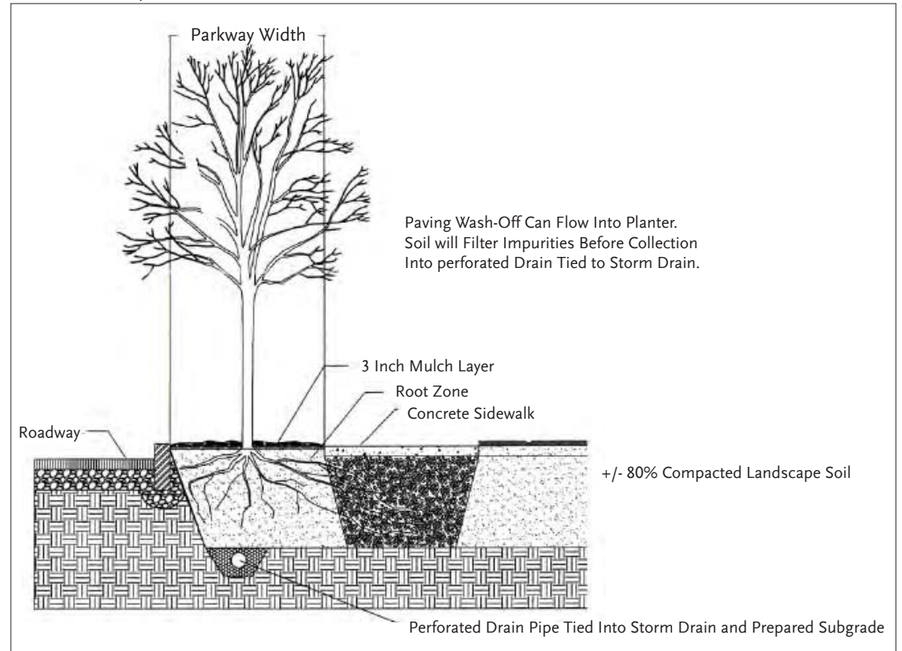
Uniformed sized gravel allows for compaction requirements of paving systems while allowing in-fill soil to be placed uncompacted for root penetration, thus reducing root uplifting of paved surfaces.

Uniformed Sized Gravel Structural Soil System



Structural Soils System Section



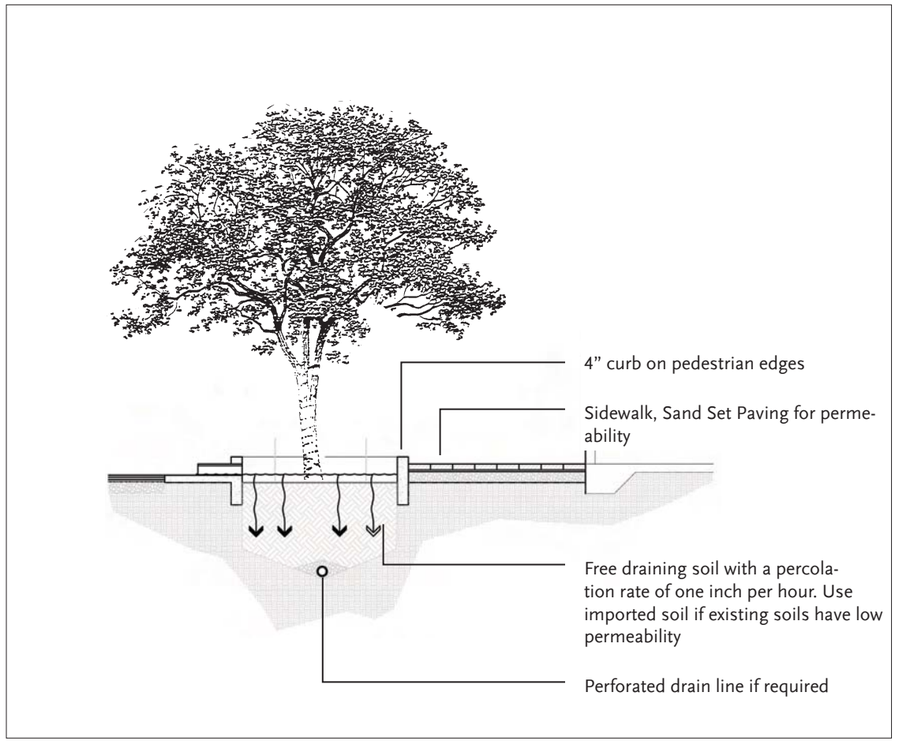


A.1.4 Storm Water Guidelines and Sustainability

Soils and plant materials can successfully filter pollutants from water. Bio-retention is a soil and plant-based storm water best management practice employed to filter runoff from developed communities.

Various grasses, shrubs, and trees are established to promote evapotranspiration, maintain soil porosity, encourage biological activity, and promote uptake of some pollutants. Runoff from an impervious area is directed into the bio-retention facility. The water infiltrates through the plant/mulch/soil environment, providing the treatment.

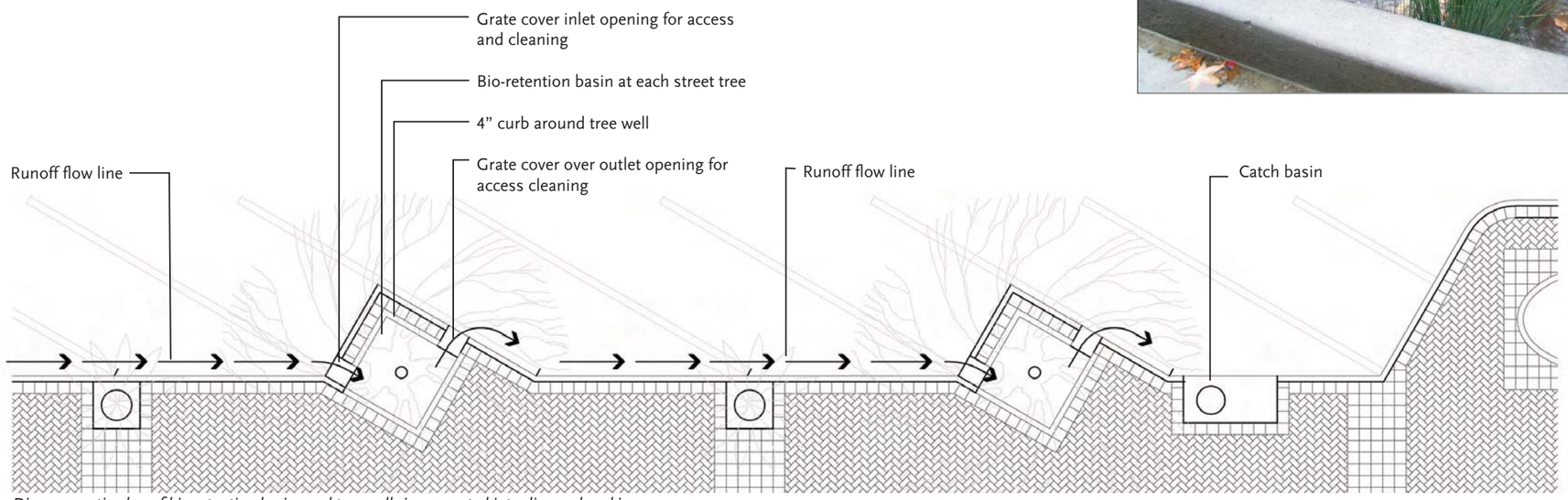
Green space is made functional to keep storm water on-site, to minimize runoff by maximizing infiltration, and to employ natural processes for water quality improvement. This is accomplished by running the storm water collected from the sidewalks and streets in the gutter through the street tree planters. The soil level in the planters is six inches lower than the street gutter. Runoff is directed into the planter through a slot into the tree well. The pollutants are caught by the landscape filter and some water is percolated into the soil. Runoff is thus filtered prior to discharge into storm drain line.



Section of bio-retention basin incorporated into tree well

Right: Bio-retention has multiple utilitarian benefits, including filtering pollutants from stormwater runoff and serving as a landscape buffer to the road pavement. The stormwater collection area is also used for aesthetic purposes, to plant grasses, flowers, and trees.

Right: Water flows from the street into the bio-retention planter to be filtered before draining into the soil and a perforated drain line, if necessary.

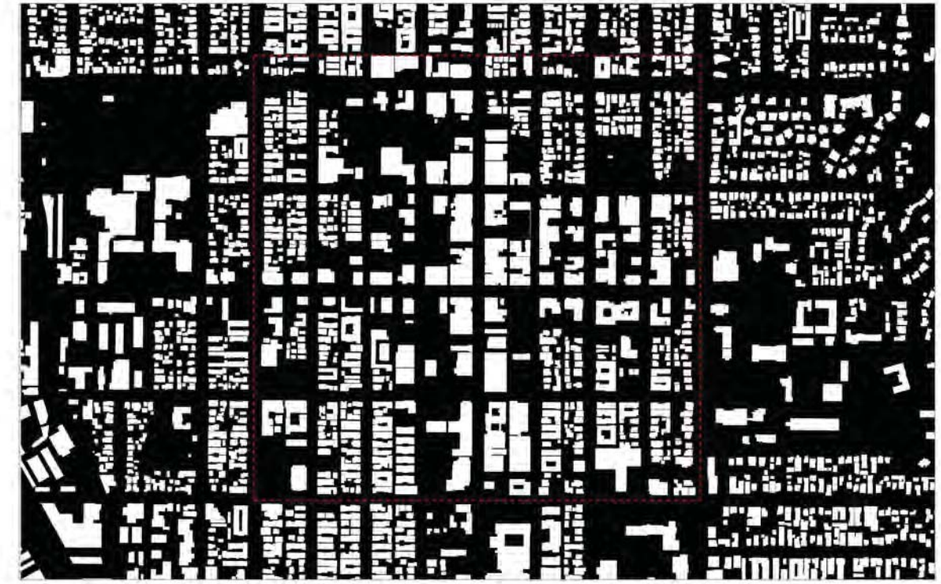


Diagrammatic plan of bio-retention basins and tree wells incorporated into diagonal parking

UPTOWN: LOCAL CONTEXT

UPTOWN WHITTIER SPECIFIC PLAN
CITY OF WHITTIER, CALIFORNIA

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS
JUNE 2006



UPTOWN: REVERSE FIGURE FIELD

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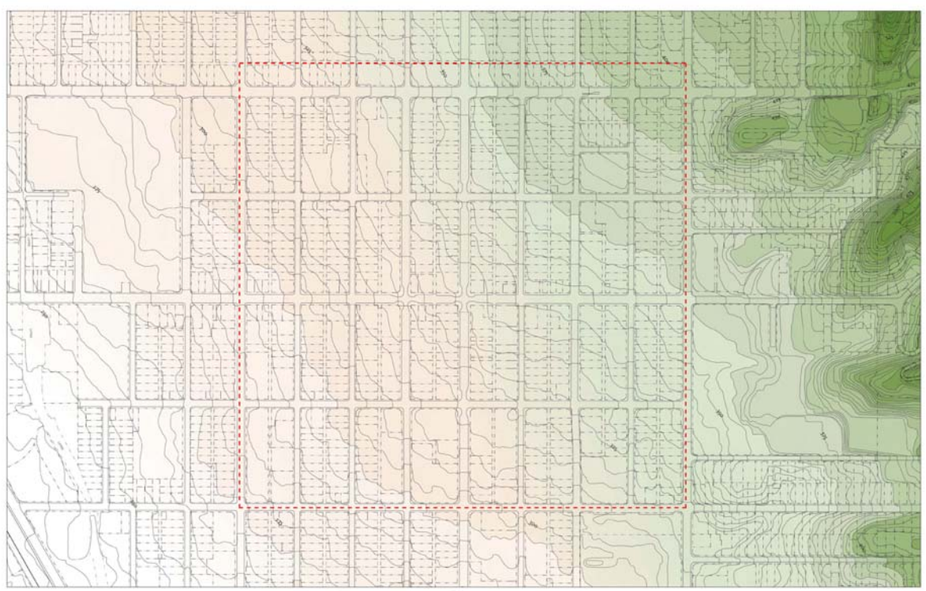

UPTOWN: TOPOGRAPHY

UPTOWN WHITTIER SPECIFIC PLAN
CITY OF WHITTIER, CALIFORNIA

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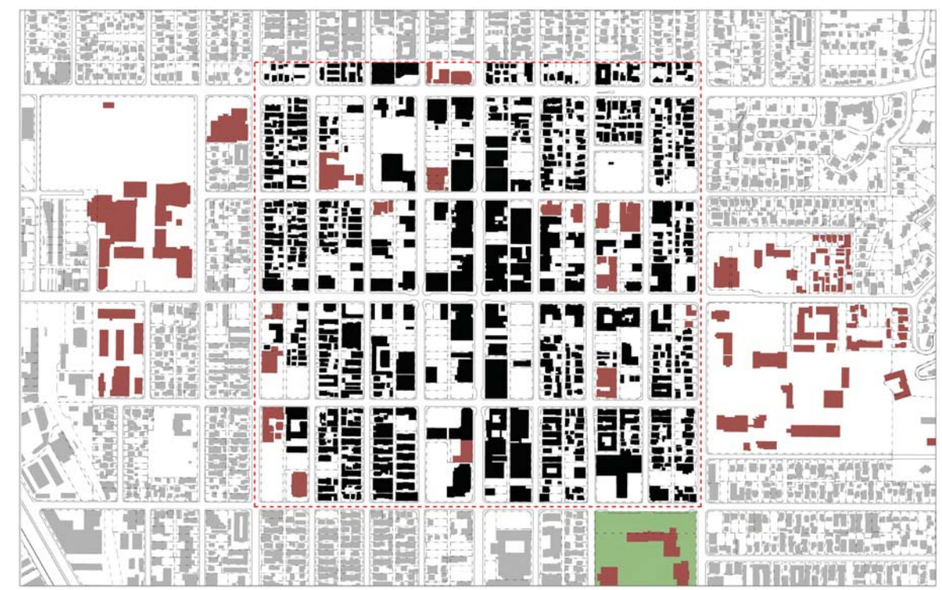

UPTOWN: CIVIC, INSTITUTIONAL AND PLACES OF WORSHIP

UPTOWN WHITTIER SPECIFIC PLAN
CITY OF WHITTIER, CALIFORNIA

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Uptown: Districts and Boundaries

Uptown Whittier Specific Plan
City Of Whittier, California

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Uptown Whittier: Churches

Uptown Whittier Specific Plan
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Uptown: Parking Network

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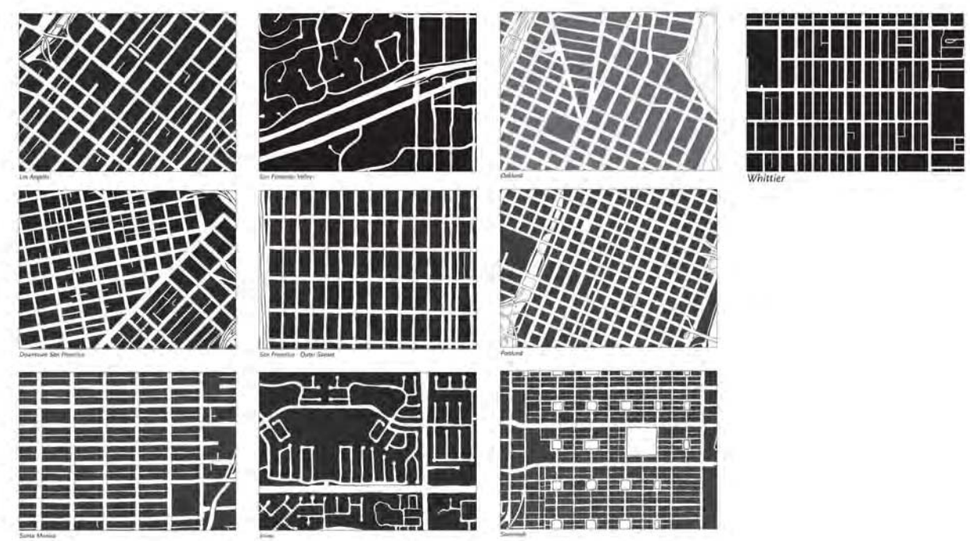

Town Comparisons

Uptown Whittier Specific Plan
City Of Whittier, California

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